

THE GROVE HOMEOWNERS'S ASSOCIATION

ANNUAL MEETING

JANUARY 17, 1991

President: Charlie Gorman
Vice-President: Dave Ringheiser
Treasurer: Louise Lang
Secretary: Joel Werbelow
Member at Large: Bill Bold

I. CALL TO ORDER

- A. The meeting was called to order at 7:40pm

II. PROOF OF NOTICE

- A. All owners of record as of December 10, 1990, were sent a notice of this meeting.

III. READING OF THE MINUTES OF THE FEBRUARY 1, 1990 INFORMATIVE MEETING

- A. Bob Bartlein of Bartlein & Company read the minutes of the February 1, 1990 Informative Meeting.
- B. **MOTION** by Richard Laitenen to approve the minutes as amended.

- 1.1 Amendment to read that board vacancies were filled and not elected.

MOTION SECONDED

MOTION CARRIED

IV. OFFICER'S REPORT

- A. President's report - Review of 1990 - Charlie Gorman
1. Parking areas were repaved.
 2. Wrought-iron railings were painted.
 3. The signs in the front were painted.
 4. A recycling center was established in 6 areas.
 5. The existing water system was supplemented with a drip system.

6. The spa was retiled.
7. The facility doors were replaced.
8. Street name competition.
9. Soil Compaction: The developer has made an effort to pass the financial responsibility down to his main contractor who is trying to come up with the financing for this project. The contractor has submitted an insurance claim at this time.
 - a) The work is anticipated to be completed by the summer.
10. Water usage: Landscaping contractor (Progressive Care) is supplementing the landscape watering with reclaimed water at his own expense.
11. Rain water run-off: The board hired a consultant who generated a report for the boards analysis.
12. Delinquent association fees: Bartlein is taking steps to recover this money as instructed by the board.
13. Porch and patio lights that blink on and off and/or have paint coming off: A note was put in the newsletter to homeowners recommending how they can refurbish their lights.
14. Pathways and plant damage: Progressive Care is putting up fencing and adding stepping stones to one of the pathways that lead up to a meter.
15. Cracked sidewalks: Ramstrom Construction surveyed the area and has submitted a proposal.
16. Gas lines: There have been two incidents of gas lines leaking., One of the incidences involved seven out of 11 lines in one building which resulted from poor workmanship.
 - a) There is potential for this to happen in other areas of the complex.
17. Owner Occupancy Rule: Some investors were asking that the association repeal the bylaw that was passed last year. Currently the renter ratio has increased drastically in the last two months to a 40% renter rate.
 - a) The Owner Occupancy Rule apparently has not had an impact on sells.

B. TREASURER'S REPORT - AS READ BY BOB BARTLEIN

1. The association had an income of \$203,884.00 expenses of \$185,255.56. The ending balance was \$167,304.33.
 - a) Actual figures for 1990 were sent to homeowners.

V. ELECTION OF NEW BOARD

1. **MOTION** BY Richard Laitenen to nominate Louise Lang

MOTION SECONDED

MOTION to close the nominations and elect the slate as presented.

MOTION SECONDED

MOTION CARRIED

VI. OLD BUSINESS

- A. Budget for 1991:

1. **MOTION** to ratify the board's budget.

MOTION SECONDED

MOTION CARRIED

- B. **MOTION** to ratify the board's actions and policies in 1990.

MOTION SECONDED

MOTION CARRIED

- C. Weight room refurbishing:

1. The board is considering this if the funds become available.

- D. Sewer lines:

1. Isla Vista Sanitary District is responsible for the maintenance of the main lines. The board contracted Speedy Rooter to clean out all the secondary lines and to give the board a cost for routine maintenance on the secondary lines.

- E. Window cleaning upper level vertical windows:

1. Interested persons can contact Dave Ringheiser.

- F. Rain gutters:

1. The rain gutters are cleaned approximately two times per year.

- G. An owner expressed concern regarding young children who are out on bikes and skateboards. The plant material is being damaged and safety is of concern for the children and the residents.

1. Bartlein & Co., has sent the unit owner with young children a letter this past week.

H. Cats:

1. Homeowners can trap cats that they find on their personal property and bring them to the Humane Society. City Ordinance states that all cats and dogs must be on a leash if they are outside the owners enclosed property.

I. **MOTION** to adjourn the meeting at 9:00pm

MOTION SECONDED

MOTION CARRIED

GROVES HOMEOWNERS ASSOCIATION
ANNUAL MEETING
JANUARY 13, 1993

I. DIRECTORS PRESENT

1. David Ringheiser, President; Louise Lang, Vice-President; Patricia Stone, Secretary; Bill Bold, Treasurer.
2. Others in attendance:
 - A. James Nguyen and Bob Bartlein of Bartlein and Company.
 - B. 92 (persons or proxy) present.

II. MEETING CALLED TO ORDER

1. By David Ringheiser at 7:45 p.m.
2. Proof of Notice -- All owners of record as of December, 1992 were mailed notice of the Annual Meeting.

III. MINUTES OF PRIOR MEETING

1. David Ringheiser reviewed the Minutes of the 1992 Annual Meeting as follows:
 - A. Weightroom carpet and equipment purchased in 1991.
 - B. A major flooding incident in 1991 that required water meter labeling.
 - C. The pool was to be replastered in 1992.
 - D. Plan to use 50% percent of our reserves to begin repairs on the patios due to soil compaction problems.
 - E. A treasurer's report was given during the 1992 Annual Meeting.
 - F. The election of the 1992 Board of Directors -- Patricia Stone, Louise Lange, Bill Bold, David Ringheiser, and Joel Werebelow who has since left the area.

MOTION made by homeowner to accept Minutes of 1992 Annual Meeting.

SECONDED.

MOTION PASSED UNANIMOUSLY.

IV. COMMITTEE REPORTS

1. Treasurer's Report for 1992

Total Revenue	\$255,976.39
Total Expenditures	226,206.07
Reserve Increase	29,770.32

(See Attached Exhibit "A")

David Ringheiser reported that there were no major problems with the various budgets during 1992, but he did note the following items of concern:

- A. The maintenance budget experienced a drastic increase in spending.
- B. Legal fees and costs of approximately \$15,000.00 were necessarily spent in 1992 in connection with the pending lawsuit.
- C. The creekbed erosion repair costs previously allocated from the 1992 reserves will be allocated from the 1993 reserves instead. The sum of \$30,000.00 has been budgeted for this item.
- D. Homeowner fees were increased by \$8.00 per month in 1993. This increase was the first increase in the past 2 years.

2. Election of the Board.

- 1. Bob Bartlein explained to all in attendance that there were five positions available on the Board.
- 2. Nominations were then accepted as follows:
 - A. Bill Bold was nominated. The MOTION was SECONDED and CARRIED.
 - B. Patricia Stone was nominated. The MOTION was SECONDED and CARRIED.
 - C. Louise Lange was nominated. The MOTION was SECONDED and CARRIED.
 - D. David Ringheiser was nominated. The MOTION was SECONDED and CARRIED.
 - E. Merrill Robinson was nominated. The MOTION was SECONDED and CARRIED.

MOTION made that the nominations be closed and slate elected.

MOTION SECONDED.

MOTION PASSED unanimously.

V. OLD BUSINESS

1. Landscaping.

- A. Dave reported the Board's satisfaction with the landscaping maintenance during 1992.
- B. New fences were erected to stop dirt trails from appearing within the complex.
- C. Dave encouraged those in attendance to use the suggestion box to make suggestions with regard to the landscaping within the complex.

2. Lawsuit.

- A. Dave reported that all parties to the action have agreed to attend mediation in an effort to bypass the expense of trial.
- B. Independent engineering surveys of the interior of the units have been completed. The preliminary results suggest that no out of the ordinary settlement problems exist, and that the units do not suffer from foundational problems.
- C. Dave reported that the repair estimates given three years ago were approximately \$80,000.00, but that this amount can vary depending on the results of the most recent engineering surveys.
- D. The Association's attorney charges the rate of \$180.00 per hour. The Board closely monitors the attorneys' fees and the costs expended in the action in an effort to keep them at a minimum. The anticipated total attorneys' fees and costs to be spent in connection with the action is \$25,000.00.

- E. Bob Bartlein stated that the contractor Defendant has agreed that, if the damage is limited to the patios, then it will make the Association whole by paying for the repair of the patios. An independent engineering firm is to conduct a survey of the damage and report its findings directly to the court. At that point, formal bids will be taken to repair the work, and the judge will incorporate the repair costs into a judgment in favor of the Association. Bob confirmed that the total attorneys' fees and costs are anticipated to be approximately \$25,000.00.
 - F. A homeowner asked what the Association's disclosure requirements are with regard to the lawsuit and the units on the market for sale. Bob Bartlein stated that the Association discloses that there is a lawsuit on file involving the complex and then explains the facts and circumstances surrounding the action and the status of the action to the potential purchaser/mortgage company. However, the Association cannot put any approximate ending date due to the uncertainty of the nature of the suit.
3. Patio Siding.
- A. Dave explained some possible causes of the patio siding problems such as rain getting in the inside of the siding which saturates the wood and causing the siding to swell.
 - B. The damage can potentially be \$6,000 to \$7,000 per damaged patio.
 - C. The Association is currently caulking the patios on all of the units at a price of approximately \$1,000 per unit in an effort to avoid the more expensive potential repair cost of \$6,000 to \$7,000 per unit.
 - D. The repair costs for the patios could reach \$70,000 based on current information. \$30,000 has been budgeted in 1993 for these repairs.
 - E. Dave asked all in attendance to check their units for patio siding problems and to inform the Board immediately if evidence of siding damage is found.

4. Damaged Doors.

- A. The damaged doors within the complex were discussed. Dave Ringheiser stated that the doors were not manufactured to be used in the high weather exposure areas. He indicated that the Board had information concerning replacement doors.
- B. The issue of collecting money from Invest West for replacement of the doors was discussed. Dave Ringheiser stated that this issue was addressed in the current action filed by the Association, but that each homeowner should explore all available options on their own and also investigate any statutory requirements.

VI. NEW BUSINESS.

1. IRS Regulation 1.277-1.

Bob Bartlein informed all in attendance that, under IRS Regulation 1.277-1, any and all excess membership income over membership expenses must be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

Bob then read the Resolution attached hereto as Exhibit "B" to the floor. A **MOTION** was made to adopt the Resolution, it was **SECONDED** and unanimously **CARRIED**.

2. Awnings for Patios.

A homeowner asked the Board to consider allowing homeowners to install awnings over their patio areas to provide protection from the sun and rain.

3. Electric Gate.

- A. A homeowner asked the Board to consider fixing the electric gate.
- B. Dave Ringheiser stated that the Board is currently researching ways to repair or replace the gate.

4. Freeway Noise.

- A. A homeowner asked the Board if anything could be done about the freeway noise such as a retaining wall.
- B. Bob Bartlein suggested that each homeowner/resident write a letter to their governmental Supervisor and request that Caltrans install a retaining wall to reduce the freeway noise.

5. Exterior Painting of the Units.

- A. A homeowner asked the Board when the exterior of the units were scheduled to be painted.
- B. Dave Ringheiser stated that the units are scheduled to be painted in 1995 but that the Board is keeping a close eye on the condition of the paint jobs in the meantime.

6. Towing Within the Complex.

- A. A homeowner expressed concern over the large amount of automobiles being towed away from the complex for parking violations. He **MOTIONED** the Board to allow towing of vehicles only after the vehicle has been parked in a "tow-away zone" area for at least four hours, and for the Board to utilize another system of parking enforcement such as ticketing vehicles that are in violation of the complex's parking rules.

MOTION WAS NOT SECONDED; MOTION DIED FOR LACK OF SECOND.

- B. Other homeowners expressed their satisfaction with the current tow-away system.

VII. MEETING ADJOURNED.

- A. The meeting was adjourned at 9:15 p.m.
- B. The next regular meeting of the Board of Directors is scheduled for February 8, 1993.
- C. **MOTION** to nominate Dave Ringheiser as President of the Board was made, **SECONDED** and **CARRIED**.
- D. **MOTION** to nominate MERRILL ROBINSON as Secretary of the Board was made, **SECONDED** and **CARRIED**.

- E. **MOTION** to nominate Bill Bold as Treasurer of the Board was made, **SECONDED** and **CARRIED**.
- F. **MOTION** to nominate Louise Lange as ^{FIRST} Vice-President of the Board was made, **SECONDED** and **CARRIED**.
~~MOTION TO NOMINATE TRISH STONE AS SECOND V.P. OF BD, SECONDED AND CARRIED.~~
- G. Bob Bartlein presented the Board with a bill from Peter Ehlen in the amount of \$5,890.00, of which the Association is responsible for payment of one-half. Bob requested the Board's authorization to pay one-half (\$2,945.00) of the bill.

MOTION made to authorize Bartlein & Company to payment of the bill, **MOTION SECONDED** and **CARRIED**.

RESOLUTION AS TO EXCESS FEES

RE: EXCESS INCOME APPLIED TO THE FOLLOWING YEAR'S ASSESSMENT

WHEREAS, the EUCALYPTUS GROVES Owners' Association is a California owner's association duly organized and existing under the laws of the State of California; and

WHEREAS, the members desire that the Association shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Association;

RESOLVED, that any and all excess of membership income over membership expenses as defined in IRS Reg. 1.277-1 for the current and past tax years, shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the general meeting of the membership held on JAN 13, 1993

ATTESTED: _____

Secretary

Resol.Con 1/92

**EUCALYPTUS GROVES
FINANCIAL & BUDGET**

	1993 BUDGET	1992 ACTUAL	1991 ACTUAL	1990 ACTUAL	1989 ACTUAL
-- REVENUES --					
OWNER ASSESSMENTS (Net)	\$268,500.00	\$251,593.39	\$254,937.07	\$202,900.98	
OTHER INCOME	0.00	4,383.00	3,990.96	984.00	
TOTAL REVENUE	\$268,500.00	\$255,976.39	\$258,928.03	\$203,884.98	
-- EXPENDITURES --					
CLEANING	\$7,500.00	\$7,240.80	\$4,100.00	\$4,719.28	\$5,555.00
ELECTRIC	10,500.00	10,036.99	9,601.26	8,609.32	9,109.15
LANDSCAPING	42,000.00	47,709.55	51,193.68	48,507.60	48,344.00
LANDSCAPING SUPPLY/EXTRAS	7,000.00	2,166.00	2,070.00	5,368.81	3,075.68
MANAGEMENT	15,360.00	14,880.00	14,280.00	13,425.00	11,814.00
PAINTING	3,000.00	1,497.34	2,042.75	3,941.85	9,698.49
POOL MAINT & SUPPLIES	12,000.00	11,313.23	15,273.96	14,766.60	17,109.79
POOL HEATING (GAS)	2,400.00	2,071.96	N/A	N/A	N/A
REPAIRS & MAINT	30,000.00	28,642.73	25,426.41	9,776.88	15,252.38
RUBBISH REMOVAL	26,000.00	23,457.67	20,791.05	18,051.05	15,680.52
SECURITY & PROTECTION	3,000.00	2,589.00	1,028.00	1,008.00	1,768.66
SUPPLIES	3,500.00	3,811.72	4,615.94	2,477.97	3,971.52
WATER & SEWER	12,000.00	10,292.34	(9,998.58)	22,944.43	4,689.94
INSURANCE	25,000.00	25,900.21	26,770.24	24,775.02	21,010.32
PEST CONTROL	800.00	455.00	520.00	0.00	0.00
PROFESSIONAL FEES	12,000.00	16,806.68	7,779.51	1,220.00	1,943.75
TELEPHONE (ENTRY GATE)	250.00	189.19	223.79	359.28	348.81
TAXES	2,800.00	3,014.00	2,946.21	3,870.68	1,683.00
MISCELLANEOUS	1,000.00	1,796.66	1,076.61	1,433.79	1,391.65
TOTAL	\$216,110.00	\$213,871.07	\$179,740.83	\$185,255.56	\$172,446.66
Reserve Expenditures	32,000.00	12,335.00	0.00	12,500.00	
TOTAL EXPENDITURES	\$248,110.00	\$226,206.07	\$179,740.83	\$197,755.56	
RESERVE Increase (Decrease)	20,390.00	29,770.32	79,187.20	6,129.42	
TOTAL FUNDS NEEDED	\$268,500.00	\$255,976.39	\$258,928.03	\$203,884.98	

MONTHLY FEES: In order to meet this budget, the monthly fees will increase to \$165.00 per month. In the event the fees are received in the office of Bartlein & Company, Inc. or mailed to that office and postmarked on or before the 10th day of the month when due, a \$40.00 discount will apply. **IN OTHER WORDS, IF YOU PAY BY THE 10TH, PAY ONLY:**

\$125.00 EFFECTIVE JANUARY 1, 1993

FUNDS AVAILABLE:
12/31/92

Home Fed. Savings	\$94,231.66		
S.B. Bank & Trust	32,640.75		
La Cumbre Savings	69,880.99		
Goleta Nat Bank	98,203.78		
Operating Account	5,261.20		
		TOTAL	\$300,218.38

EUCALYPTUS GROVES (Cont)

DELINQUENCY POLICY: If fees are unpaid at the end of any given month, a lien will be filed against the delinquent unit for the full fee plus applicable late charges, interest, and collection costs.

MAJOR REPAIRS AND REPLACEMENTS: The following cost estimates and reserve analysis is based on a reserve study which is reviewed by the Board of Directors each year to account for inflation and planning changes:

ITEM-Expected Life	DATE EXPECTED	EXPECTED COST	IN RESERVE 12/31/92	BALANCE NEEDED	1993 ADDITIONS	PROJ. BAL. 12/31/93
Creekbed Erosion Work	1993	\$32,000	\$32,000	\$0	(\$32,000)	\$0
Exterior Repaint.-10	1995	138,000	110,400	27,600	13,800	124,200
Seal Coat Drives-3	1996	19,000	0	19,000	6,350	6,350
Pool Equipment-10	1997	6,100	3,660	2,440	610	4,270
Repaving-15	1999	64,000	38,400	25,600	4,300	42,700
Retile Jacuzzi-12	2000	2,500	1,050	1,450	210	1,260
Replace Flat Roofs-15	2001	51,200	23,900	27,300	3,420	27,320
Exercise Equip-10	2001	4,000	800	3,200	400	1,200
Replaster Pool-12	2005	6,500	0	6,500	550	550
Repl Shingle Roofs-20	2006	147,200	51,520	95,680	7,360	58,880
Reserve Surplus (Shortage)			38,488	(38,488)	15,390	53,878
TOTALS		\$470,500	\$300,218	\$170,282	\$20,390	\$320,608

Ratio of actual cash reserves on hand to estimated
cash reserves currently required 114.7%
=====

Projected Ratio
at Year-End 120.2%
=====

-- NOTES --

IN 1989:

1. Phase III exterior trim was repainted at an approximate cost of \$7,000.
2. Chlorinators were installed in the pool & jacuzzi at approx. cost of \$4,200.

IN 1990:

1. Water rates tripled because of drought.
2. Drives and Parking lots were seal coated (Approx \$12,500).

IN 1991:

1. Some landscaping was converted to drip irrigation (Approx \$3,700).
2. Some Broken sidewalks were replaced (Approx \$3,425).
3. Weight room equipment was replaced (Approx \$3,200).
4. Drainage adjoining units 125,131 & 135 was reworked (Approx \$2,345).
5. Plans were prepared for erosion control work in creekbed (Approx \$5,500).
6. Goleta Water District refunded water bill overcharges (Approx \$15,800).

IN 1992:

1. Pool was replastered & skimmer replaced (Approx \$4,500).
2. Eucalyptus trees were trimmed (Approx \$2,250).
3. Replaced sauna heater (Approx \$1,150).
4. Caulked wooden joints at 7620, 7636, 7602, 7624, & 7630 (Approx \$5,400).
5. Replaced sidings & repaired flashing 7638 #131 (Approx \$1,350).
6. Repaired bulging siding at 7638 #367 (Approx \$1,500).
7. Asphalt was seal coated (Approx \$8,000 paid in '92, bal of \$3,000 due in '93).
8. Repaired dryrotted handrails & siding at 7620 (Approx \$6,650).
9. Landscape was renovated at creekbed by 7632 & 7634 (Approx \$1,000).

GROVE HOMEOWNERS ASSOCIATION
UNOFFICIAL ANNUAL MEETING OF THE BOARD OF DIRECTORS
February 17, 1994 (7:30 p.m.)

I. DIRECTORS PRESENT

1. David Ringheiser, President; Vice-President Louise Lang; Second Vice-President Patricia Stone; Treasurer Bill Bold; Secretary Merrill Robinson.
2. Bob Bartlein and James Nguyen of Bartlein and Company, Inc. were also in attendance.
3. All owners of records as of January 15, 1994 were sent notice of the meeting.
4. 71 units were represented in person or by proxy.

MEETING CALLED TO ORDER

Dave Ringheiser called the meeting to order at 7:35 p.m.

Bob Bartlein informed all in attendance that not enough units were represented at the meeting to make a quorum. He explained that the meeting could proceed unofficially, and that any decisions made could be ratified at a rescheduled annual meeting. It was unanimously agreed to proceed in this fashion.

READING OF MINUTES OF 1993 ANNUAL MEETING

Dave Ringheiser gave a summary of the Minutes of the last annual meeting held on January 13, 1993.

MOTION was made to approve the Minutes as summarized.

MOTION SECONDED.

MOTION CARRIED by unanimous vote.

TREASURER'S REPORT

The financial statement for 1993 was discussed as follows:

Total Revenue:	\$270,131.76
Total Expenditures:	\$312,979.95
Reserve Decrease:	\$ 42,848.19

Funds Available
as of 12/31/93:

HomeFed Savings	\$ 17,870.35	
SB Bank & Trust	63,899.78	
La Cumbre Savings	72,092.28	
Goleta National Bank	97,034.87	
Operating Account	<u>\$ 15,000.00</u>	Total: \$265,897.28

- * Dave Ringheiser reported that the Association spent approximately \$75,000 to repair the sidings -- due to dryrot. Thus far, about 14 sidings have been done and there are about 18 more to do. The problem stems from water getting behind the sidings and causing the framing to rot. More sidings are planned to be repaired in 1994.
 - * Mr. Ringheiser also stated that approximately \$25,000 was spent in legal fees in 1993 in connection with the pending lawsuit. (The action is discussed in detail below.)
 - * Mr. Bill Bold presented the Treasurer's Report.
- MOTION was made to approve the Treasurer's Report as presented.

MOTION SECONDED.

MOTION CARRIED BY UNANIMOUS VOTE.

MAINTENANCE REPORT

A homeowners stated that her patio gets soaked when it rains because the rain gutters were not cleaned as frequently in 1993 as in years previous. She recommended that they be cleaned more often.

LAWSUIT

Dave Ringheiser gave the floor an update on the pending lawsuit. The following were noted in particular:

- * The Board explained confidentiality factors which prevent it from providing the homeowners with specific information about the suit at this time.
- * Last year an engineering study was completed which addressed the condition of the interior and exterior of the complex. Construction defects were noted.
- * A comprehensive engineering study was completed in September of 1993 which focused on the defects set forth in the initial engineering study. This study addressed the immediate repairs are necessary, the probability for future repairs, and what work will be required to complete the repairs.

- * It took several months for the Board to receive bids for the repairs suggested in the comprehensive engineering study.
- * The Board is confident that all parties to the action are now in possession of sufficient information to enter into reasonable settlement negotiations. A Settlement Conference is scheduled for February 28, 1994, and the Board is hopeful that a settlement can be reached at that time.
- * A homeowner voiced her strong opinion that the Board should settle the litigation as soon as possible. She indicated that many homeowners are currently unable to refinance or sell their units because of the litigation.

The Board sympathized with the homeowner's concerns, and agreed that the suit is very frustrating and expensive.

- * A homeowner asked that all homeowners be given brief updates about the suit in each monthly newsletter. The Board agreed to do so.
- * Mr. Bartlein discussed the potential of the Association's legal fees increasing dramatically should the matter go to trial: i.e. depositions of all homeowners, expert witness fees, etc.
- * Mr. Bartlein told those in attendance that if a settlement is not reached at the upcoming settlement conference, then a special meeting of the Association will be held to discuss available options and to get input from the homeowners.
- * In the event a settlement is reached, then the Board will prioritize the repairs needed and will begin the project as soon as it has the settlement funds in hand.
- * Mr. Bartlein reminded all in attendance that the Board may not receive enough funds to make all the repairs needed in the complex, and he urged each homeowner to pursue any causes of action they might individually have against the developer/contractor.

ELECTION OF OFFICERS

Dave Ringheiser thanked each Board member for their efforts during 1993. He also tendered his resignation from the Board effectively immediately.

The following individuals were nominated:

Louise Lang
Patricia Stone
Bill Bold
Merrill Robinson
Elizabeth Campbell

MOTION was made to close the nominations and elect the slate.

MOTION SECONDED.

MOTION CARRIED BY UNANIMOUS VOTE.

NEW BUSINESS

1. Mr. Bartlein reminded the Board that all excessive funds held by the Association must be rolled over to avoid adverse tax ramifications, and he read a resolution to the floor for consideration (attached hereto).

MOTION was made to adopt the excess funds resolution read by Mr. Bartlein which provides that all excess funds held by the Association be rolled over.

MOTION SECONDED.

MOTION CARRIED BY UNANIMOUS VOTE.

2. Mr. Bartlein informed all in attendance that the monthly dues increased to \$137 effective January 1, 1994.
3. A homeowner requested that the Board consider leaving the front gates to the complex open on Sunday afternoons from 1:00 p.m. to 5:00 p.m. to allow for open houses.

The Board agreed to address the issue at its next Board meeting.

3. A homeowner asked for information about the Association's current insurance policy, and for suggestions concerning earthquake loss assessment insurance. Mr. Bartlein explained the Association's policy in detail, and urged all homeowners to contact their independent insurance representatives to obtain information about earthquake loss assessment insurance.

MEETING ADJOURNED

The meeting was adjourned at 9:00 p.m.

The rescheduled annual meeting will be held on March 2, 1994 at 6:30 p.m. at the meeting room in building #7610. The March, 1994 regular meeting of the Board of Directors will follow immediately thereafter.

ELECTION OF OFFICERS

Bill Bold was unanimously elected President.

Patricia Stone was unanimously elected Vice-President.

Elizabeth Campbell was unanimously elected Second Vice-President

Merrill Robinson was unanimously elected Secretary.

Louise Lang was unanimously elected Treasurer.

RESOLUTION AS TO EXCESS FEES

RE: EXCESS INCOME APPLIED TO THE FOLLOWING YEAR'S ASSESSMENT

EUCALYPTUS

WHEREAS, the CROUCH Owners' Association is a California owner's association duly organized and existing under the laws of the State of California; and

WHEREAS, the members desire that the Association shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Association;

RESOLVED, that any and all excess of membership income over membership expenses as defined in IRS Reg. 1.277-1 for the current and past tax years, shall be applied against the subsequent tax year member assessments for the purposes of managing, operating, maintaining, and replacing the common major elements of the Association property as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the general meeting of the membership held on FEB 17, 1994.

ATTESTED: Mervil Robinson
Secretary

Resol.Con 2/94

GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
MARCH 2, 1994

DIRECTORS PRESENT

1. Bill Bold, President; Patricia Stone, Vice-President;
Elizabeth Campbell, Second Vice-President; Merrill Robinson,
Secretary; Louise Lang, Treasurer.
2. James Nguyen of Bartlein and Company was also in attendance.

MEETING CALLED TO ORDER

The meeting was called to order by Bill Bold at 6:45 p.m.

MINUTES OF PRIOR MEETING

The Board reviewed the Minutes of the January 6, 1994 regular meeting of the Board.

MOTION was made by Louise Lang to accept the Minutes of the January 6, 1994 regular meeting of the Board as presented.

MOTION SECONDED by Patricia Stone.

MOTION CARRIED BY UNANIMOUS VOTE.

COMMITTEE REPORTS

1. Treasurer's Report.

Beginning Balance	\$15,000.00
Total Revenue	23,203.70
Total Expenditures	37,686.66
Transfer from Reserve	10,000.00
Current Balance	\$10,517.04

2. Maintenance Report.

1. Bill Bold suggested that the Board consider replacing Oasis Pools with another contractor due to the Board's dissatisfaction with its services. James presented the Board with the following bids in that regard:

Timm's Pools	\$125/month (twice per week)
Matt's Pools	\$150/month (twice per week)
Fresh Water Pools	\$130/month (twice per week)
Oasis Pools	\$90/month (twice ^{ONCE} per week)

Bill will interview all bidders (except Matt's pools which the Board agreed is too expensive). The matter was tabled.

2. Bill Bold reported that the security gates to the complex were recently non-operational for one day, but that he subsequently fixed them.
3. Bill Bold presented the Board with the following bids from Ramstrum Construction for work in the weightroom:

Patching and Repainting Walls	\$600 (Appx.)
Opening Up Area in Weightroom	\$500 (Appx.)

Louise Lang asked for another bid. The matter was tabled.

4. The Board agreed to have another siding project done. (Extending the scuppers will be done to the same building concurrently.)

OLD BUSINESS

1. Lawsuit.

Bill Bold reported that a February 25, 1994 settlement was reached in the soil compaction lawsuit. Under the terms of settlement, the Association will receive \$300,000 in exchange for a dismissal and release of all claims alleged in the suit. Although the settlement documents have not yet been executed, attorney Oxtan has received a confirmation letter from the opposing counsel which sets forth the terms of settlement. The Association expects to receive the settlement proceeds within a month's time.

James Nguyen asked the Board where to deposit the settlement proceeds once received. Louise Lang suggested purchasing T-bills at First Interstate Bank. Mrs. Lang disclosed that she works at First Interstate Bank, and stated that it is the 2nd strongest bank in California. After discussion,

MOTION was made by Patricia Stone to authorize Bartlein & Company to deposit the settlement proceeds with First Interstate Bank.

MOTION SECONDED by Merrill Robinson.

MOTION CARRIED BY UNANIMOUS VOTE.

When the settlement proceeds are received by Bartlein & Company, a telephone vote will be made to determine the method of deposit.

With regard to the repairs to be made from the settlement proceeds, the Board discussed the following:

- * Bill Bold suggested that the Board negotiate with Carter about the amounts set forth in his bid. Any open item bids should be locked in. (All Board members agreed to review Carter's bid in detail prior to the next Board meeting.)
- * The Board must decide whether to do all repairs at once or over an extended period of time.
- * The work must be scheduled around the upcoming rainy season.
- * Because the terms of settlement prevent individual homeowners from pursuing claims against the defendants for damages claimed in the action, the Board discussed various options concerning the Association's assistance with the replacement of the 3rd floor units' utility closet doors:
 - A contribution by the Association toward replacement costs (and ways the Association can ensure the funds are used toward the purchase of the doors).
 - A bulk rate bid to decrease the replacement cost to each homeowner.
 - A partial refund from the Association to those homeowners who replace their utility doors themselves.

It was noted that there are approximately 88 sets of utility closet doors on the 3rd floor.

2. Late Payers.

James provided the Board with a status update on the homeowners delinquent in the payment of their dues.

3. Parking Lot Lights

Bill Bold reported that several automobiles were recently broken into, some of which were parked in the dark areas in the parking lot. He suggested that the Board again consider installing additional lighting in the dark area. The Board discussed the matter in detail, and noted the following:

- * A lighting specialist recommended against adding additional lights to the existing electrical lines.
- * It would be quite expensive to dig up a portion of the parking lot to run additional lines to the dark area.

- * One 16 foot pole light can be installed for approximately \$2,300, without the need for an additional power line.
- * Perhaps sensor lights can be installed in the dark area, which would require less power than regular timed lights.
- * Previous bids to install additional power to the area totalled between \$18,000 and \$20,000.

The Board agreed that additional lighting must be installed in the dark area. Louise agreed to check various options and attempt to get an additional bid. The matter was tabled.

NEW BUSINESS

1. Requests from Homeowners.

- a) At the recent annual meeting, a homeowner requested that the Board leave the security gates to the complex open on Sunday afternoons for open houses.

After discussion, a vote was held on the issue, and the majority of the Board members were not in favor of keeping the gates open. As a compromise, however, it agreed to keep the gates open on a trial basis the last Sunday of the month from 1:00 p.m. to 4:00 p.m. In the next newsletter, all homeowners will be informed of this trial policy, and will be asked to inform their realtors accordingly.

- b) The Board received a complaint that a dog at 7638 #263 is possibility in violation of the Association's pet rules. Merrill Robinson will investigate.
- c) The Board received a report of possible terminate damage in the exterior handrail by units 346 and 347. James Nguyen will have the handrail inspected.
- d) The Board received a complaint about cars parked in a no-parking area blocking cars parked in valid parking spaces. The Board agree to tell the complaining party to call Goleta Towing (964-6982).

Also, in the next newsletter all residents will be reminded of the parking regulations and will be told that tow trucks regularly cruise the parking lots.

- e) The Board received a report of a possible abandoned vehicle in the complex. Bill Bold will investigate.

f) A homeowner made inquiry about when the down spouts will be cleaned next. James Nguyen will check his records to determine when the job was last done.

2. Gift for Dave Ringheiser

The Board thanked David Ringheiser for the hard work and dedication he extended to the Board during his past presidency, and it authorized Bartlein & Company to give him a \$100 dining gift certificate as a small token of their appreciation.

3. 7638 #265 Kitchen Floor Reinforcement

James Nguyen reminded the Board that it previously approved Larry Ramstrum's bid of \$2,700 to reinforce the kitchen floor at 7638 #265. Bill Bold indicated that the repair requires the cutting of gas and plumbing lines underneath the unit, and that these costs are included in the bid.

4. Certificate of Deposit

James Nguyen informed the Board that its CD at La Cumbre Bank in the approximate amount of \$72,000 will mature on March 5, 1994. After discussion,

MOTION was made by Louise Lang to authorize Bartlein & Company to roll-over the CD at La Cumbre Bank into the 90 day term.

MOTION SECONDED by Merrill Robinson.

MOTION CARRIED BY UNANIMOUS VOTE.

5. Visitor Parking Sign

The Board discussed installing a "visitor parking" sign near the entranceway to direct visitors to the visitors' parking area. The Board agreed that a sign shaped like an arrow is desired. The matter was tabled.

6. Building Monitor

Patricia Stone informed the Board that it is too time consuming for one person to effectively monitor the buildings within the complex for rule violations. She suggested that the task be divided among the Board members. The Board members each agreed to share in the responsibility.

MEETING ADJOURNED

1. The meeting was adjourned at 8:30 p.m.
2. The next regular meeting of the Board of Directors is scheduled for April 11, 1994 at 6:30 p.m. May's meeting will be held on May 9, 1994 at 6:30 p.m.

GROVE HOMEOWNERS ASSOCIATION
RESCHEDULED ANNUAL MEETING
MARCH 2, 1994

President: Bill Bold
Vice-President: Patricia Stone
Second Vice-President: Elizabeth Campbell
Secretary: Merrill Robinson
Treasurer: Louise Lang

IN ATTENDANCE

1. Bill Bold, President; Patricia Stone, Vice-President; Elizabeth Campbell, Second Vice-President; Merrill Robinson, Secretary; Louise Lang, Treasurer.
2. James Nguyen of Bartlein and Company was also in attendance.

MEETING CALLED TO ORDER

The meeting was called to order at 6:30 p.m.

NOTICE OF MEETING/UNITS REPRESENTED

1. Owners of record as of February 18, 1994 were notified of the rescheduled meeting.
2. 52 units were represented in person or by proxy.

RATIFICATION

MOTION was made by Louise Lang to ratify the decisions made at the original annual meeting held on February 17, 1994 at 7:30 p.m. at the Goleta Valley Community Center.

MOTION was seconded by Merrill Robinson.

MOTION was carried by unanimous vote.

MEETING ADJOURNED

MOTION was made by Louise Lang to adjourn the meeting.

MOTION was seconded by Merrill Robinson.

MOTION was carried by unanimous vote.

The meeting was adjourned at 6:45 p.m.

GROVE HOMEOWNERS ASSOCIATION
UNOFFICIAL ANNUAL MEETING
JANUARY 23, 1995

1. Directors Present

The Directors present were Bill Bold, President; Patricia Stone, President; Elizabeth Campbell, Second Vice-President; Merrill Robinson, Secretary; and Louise Lang, Treasurer.

2. Others in attendance:

James Nguyen and Bob Bartlein of Bartlein and Company.

88 units were represented in person or by proxy (2 short of a quorum).

3. Notification:

All owners of record as of December 5, 1994 were sent notice of the meeting.

MEETING CALLED TO ORDER

Bill Bold called the meeting to order at 7:35 p.m.

Bob Bartlein informed all in attendance that not enough units were represented at the meeting to make a quorum. He explained that the meeting could proceed unofficially, and that any decisions made could be ratified at a rescheduled annual meeting. It was unanimously agreed to proceed in this fashion.

READING OF MINUTES MARCH 2, 1994 ANNUAL MEETING

Bob Bartlein summarized the Minutes of the last annual meeting held on March 2, 1994.

MOTION was made to approve the Minutes as summarized.

MOTION SECONDED.

MOTION CARRIED by unanimous vote.

TREASURER'S REPORT

The financial statement for 1994 was discussed as follows:

Total Revenue:	\$588,997.15
Total Expenditures:	\$289,850.80

Reserve Increase: \$299,146.35
Funds Available
as of 12/31/94:

Great Western	\$ 68,971.01	
SB Bank & Trust	97,092.91	
La Cumbre Savings	74,554.90	
Goleta National Bank	233,972.11	
1st Interstate	101,232.16	
Operating Account	<u>\$ 2,846.55</u>	Total: \$578,669.64

MOTION was made to approve the Treasurer's Report as presented.

MOTION SECONDED.

MOTION CARRIED BY UNANIMOUS VOTE.

PRESIDENT'S REPORT

Bill Bold gave an overview of important event which occurred during 1994. The following were discussed:

- * The Association's soil compaction lawsuit was settled and repair work has begun.
- * Siding repairs continued.
- * The CEC reduced support for the curbside recycling project. Subsequently, the Association hired Paper Pickup Recyclers to perform the job.
- * The security gate was repaired.
- * Modifications were made to the exercise room.
- * New pool furniture was purchased.
- * A new security patrol firm was hired.
- * A few trees were removed by necessity.

Mr. Bold also discussed some upcoming events in 1995:

- * Soil compaction related repairs will continue.
- * A new state law was passed which forbids smoking in enclosed common areas.
- * The entire development is scheduled to be re-painted in 1995.
- * The installation of additional lighting in the Phase III parking lot will be addressed.

ELECTION OF OFFICERS

Bill Bold thanked each Board member for their efforts during 1994.

Bob Bartlein asked for officer nominations from the floor.

MOTION was made to nominate the existing Board members and to then close the nominations and select the slate.

MOTION SECONDED.

MOTION CARRIED BY UNANIMOUS VOTE.

NEW BUSINESS

Mr. Bartlein reminded the Board that all excessive funds held by the Association must be rolled over to avoid adverse tax ramifications, and he read a resolution to the floor for consideration (attached hereto).

MOTION was made to adopt the excess funds resolution read by Mr. Bartlein which provides that all excess funds held by the Association be rolled over.

MOTION SECONDED.

MOTION CARRIED BY UNANIMOUS VOTE.

OLD BUSINESS

1. The membership discussed a mice problem within the complex.
2. The membership discussed its earthquake insurance.
3. The membership discussed the owner's replacement of their respective utility closet doors.

MEETING ADJOURNED

The meeting was adjourned.

The rescheduled annual meeting will be held on February 13, 1995 at 7:00 p.m. at the meeting room in building #7610. A regular meeting of the Board of Directors will follow immediately thereafter.

RESOLUTION AS TO EXCESS FEES

WHEREAS, the EUCALYPTUS GROVE Association is a California owner's association duly organized and existing under the laws of the State of California; and


WHEREAS, the members desire that the Association shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Association;

RESOLVED, that any and all membership income in excess of operating expenses for the current and past tax years, shall be set aside for future major repairs and replacements, and allocated to capital components as provided by the guidelines established by Revenue Rulings 70-604, 75-370, and 75-371. Such amounts shall be deposited into the Association's insured, interest-bearing accounts. Any amounts so added to replacement funds shall be allocated to the various components at the discretion of the Board of Directors.

In the event that the amounts allocated to replacement funds shall exceed the amounts necessary for such replacement, then any such excess of funds, shall be applied against the subsequent tax year member assessments for the purposes of managing, operating, maintaining, and replacing the common major elements of the Association property as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the general meeting of the membership held on JANUARY 23, 1995.

ATTESTED: 
Secretary

GROVE HOMEOWNERS ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
FEBRUARY 13, 1995

PRESENT

The Directors present were Bill Bold, President; Patricia Stone, First Vice-President; Elizabeth Campbell, Treasurer; and Merrill Robinson, Secretary. Second Vice-President Louise Lang was absent.

Also present were Chris Pace (owner of #370), Tom Buffo, Maintenance Chairperson, and James Nguyen of Bartlein and Company.

MEETING CALLED TO ORDER

The meeting was called to order by Bill Bold at 6:45 p.m.

MINUTES OF PRIOR MEETING

The minutes of January 23, 1995 regular meeting of the Board were unanimously approved.

REQUESTS BY HOMEOWNERS

1. Chris Pace, owner of #370, informed the Board that the lights in the weight room turn off at 10:00 p.m., and that this may be hazardous to residents using weights at that time.

The Board discussed various options, and agreed to install a clock on the wall in the weightroom, with a sign next posted next to it, to warn residents that the lights automatically shut off at 10:00 p.m.

2. Merrill Robinson, owner of #126, informed the Board that a landscape flood light is shining directly into her unit. Bill Bold will inspect the light.
3. Chris pace, owner of #370, informed the Board that the bridge in the complex gets slippery when wet. The Board directed James Nguyen to have non-stick paint or tape installed on it.

COMMITTEE REPORTS

1. Treasurer's Report.

Beginning Balance	\$ 2,846.55
Total Revenue	24,396.50
Reserve Expenditures	32,618.95
Total Expenditures	54,357.66
Transfer From Reserve	35,000.00
Current Balance	\$ 7,885.39

The Board approved the January, 1995 Treasurer's Report as presented.

Elizabeth Campbell informed the Board that its Certificate of Deposit (appx. \$75,000) at LaCumbre Bank is scheduled to renew at the end of the month. The Board agreed to renew the CD for 90 days.

2. Maintenance Report.

1. Tom Buffo provided the Board with suggested signs to be posted in the trash bin areas. The Board agreed to have 8 signs made, with red letters on a white background.
2. Tom Buffo will inspect the landscape lights within the complex and provide the Board with a list of those that are in need of replacement.
3. Bill Bold informed the Board that the soil compaction contractor has begun work on building 7624. Mr. Bold will obtain a work schedule from the contractor so that the homeowners can be notified of the duration of the work.
4. Bill Bold will give the Board a demonstration on how to open the front gate so that it can be opened in the event of an emergency.
5. Bill Bold reported that Ramstrum Construction will begin the siding unit #122.
6. Bill Bold reported that the cover of the storm drain was replaced (and chained) at a cost of appx \$375 because it was missing.

3. Gardening Report

1. Merrill Robinson informed the Board that Arturo of Progressive Care will be providing the Board with a proposal to redo the landscape near building 7620 at a cost of approximately \$625. The Board authorized Ms. Robinson to have the work performed if the bid is acceptable to her.
2. The Board noted that some plants which surround building 7620 were trampled by the soil compaction workers. Bill Bold will ask them to be more careful.
3. The Board noted that it has not yet received a proposal from Progressive Care for the installation of a rootguard near the parking lot area. Merrill Robinson will obtain the proposal from him.

4. Pool Committee

1. Bill Bold posted no smoking signs in the pool area in accordance with the new state law which prohibits smoking in enclosed common areas.
2. Bill Bold reported that the sauna heater was replaced at a cost of appx. \$1,100.
3. The Board discussed the compensation currently paid to Janet Bold for her services as the Association's pool chairperson. It noted that Mrs. Bold does an excellent job in maintaining the pool, but that she only receives \$100 per month in pay.

MOTION was made by Elizabeth Campbell to increase Janet Bold's compensation to \$200 per month effective February, 1995.

MOTION was seconded by Patricia Stone.

MOTION carried by majority vote. (Bill Bold abstained)

OLD BUSINESS

1. Late Payers.

James Nguyen provided the Board with an update of the homeowner's delinquent in their dues.

2. Pet Issue

James Nguyen provided the Board with a copy of the County ordinance regarding animals, and with a suggested change in the Association's guidelines. The Board agreed to change the pertinent part of the Association's guidelines to read as follows:

"PETS

...fully grown.)... When outside, your pet should be on a leash or closely attended to..."

3. Lights in the Parking Lot

Bill Bold will investigate additional lighting options.

NEW BUSINESS

1. James Nguyen informed that Board that a new state law indicates that if an association has \$3 Million Dollars or more in liability insurance, then the individual homeowners cannot be held personally liable for damages caused. Mr. Nguyen conveyed Bartlein & Company's recommendation that the Association increase its insurance to \$3 Million Dollars to avoid personal liability. (Cost of approximately \$1,200 extra per year.)

After discussion,

MOTION was made by Merrill Robinson to increase the Association's insurance coverage to \$3 Million Dollars at an additional cost of approximately cost of \$1,200 per year.

MOTION was seconded by Elizabeth Campbell.

MOTION carried by majority vote.

2. James Nguyen informed the Board that a reserve study must be prepared in 1995, and he presented the Board with the following bids:

Besser & Associates	\$1,600
Kurowski & Associates	\$1,235

After discussion,

MOTION was made by Patricia Stone to accept Kurowski & Associates' bid of \$1,235 to prepare a reserve study in 1995.

MOTION was seconded by Elizabeth Campbell.

MOTION carried by majority vote.

3. James Nguyen asked to have the rain gutters cleaned as previously scheduled. The Board directed Mr. Nguyen to have them cleaned.
4. Patricia Stone, owner of unit #112, provided each Board member with a letter requesting that the Association pay for repairs to damage caused to her unit by the recent soil compaction repair work.

The Board asked Mrs. Stone to obtain bids for consideration by the Board.

5. Bill Bold reported that a tenant at unit #122, recently damaged the raingutter next to his unit in an attempt to make it quieter. James Nguyen informed the Board that he wrote a letter to the owner of the unit informing him that the tenant had damaged the raingutter, and stating that the owner would be held responsible for returning it to its pre-damaged condition. The Homeowner responded to the letter by stating that he felt that the Association should be held responsible because the raingutter was very noisy.

The Board noted that the tenant should have asked the Association to eliminate the noise, and should not have taken it upon himself to tamper with the raingutter. Bill Bold felt, however, that the homeowner should not have to pay the entire replacement cost because the raingutter was old and had depreciated.

After further discussion,

MOTION was made to charge the homeowner \$50 toward the raingutter replacement costs.

MOTION was seconded.

MOTION carried by majority vote.

James Nguyen will have the raingutter repainted as well.

6. The Board discussed various options which would allow real estate agents access to the complex. The access code method has been canceled. The matter was tabled.

MEETING ADJOURNED

1. The meeting was adjourned at 9:10 p.m.
2. The next regular meeting of the Board will be held at 6:30 p.m. on March 20, 1995 at the Association's meeting room.

**GROVE HOMEOWNERS ASSOCIATION
RE-SCHEDULED ANNUAL MEETING
FEBRUARY 13, 1995**

The directors present were Bill Bold, President; Patricia Stone, Vice-President; Merrill Robinson, Secretary; Elizabeth Campbell, Treasurer; Second Vice-President Louise Lang was absent.

Also present were Chris Pace (owner of #370), Tom Buffo, Maintenance Chairperson, and James Nguyen of Bartlein & Company.

The meeting was called to order at 6:30 P.M. by Bill Bold.

- . Proof of Notice (2/1/95)
- . 77 proxies to Board
- . Ratify actions taken at original Annual Meeting 1/23/95

Meeting was adjourned at 6:45 P.M.

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION MEETING
ANNUAL ADJOURNED MEETING OF THE ~~BOARD OF DIRECTORS~~ MEMBERSHIP
FEBRUARY 8, 1996**

President:	Bill Bold
Vice President:	Trish Stone
Second Vice President:	Tom Buffo
Treasurer:	Sylvia Stallings
Secretary:	Merril Robinson

IN ATTENDANCE

All Directors were present except Trish Stone. Also in attendance were Delores and Mel Rehn, prospective buyers, and owners Debbie Hilton, Christine Green and Maria Hayes. James Nguyen of Bartlein and Company, Inc. was also present. Fifty seven units were represented by proxy.

All owners of record as of January 12, 1996 were sent notice of the meeting.

MEETING CALLED TO ORDER

Bill Bold called the meeting to order at 6:35 p.m.

The motion was made (Buffo), seconded (Robinson) and carried by unanimous vote to ratify the actions taken at the Unofficial Annual Meeting of January 10, 1996.

Meeting was adjourned at 6:40 p.m.

GROVE HOMEOWNERS ASSOCIATION
UNOFFICIAL ANNUAL MEETING OF THE ~~BOARD OF DIRECTORS~~ MEMBERSHIP
JANUARY 10, 1996

PRESENT

All directors were present:

Bill Bold, President; Vice-President, Patricia Stone; Merrill Robinson, Secretary; and Member-at-Large Sylvia Stallings.

Also present were James Nguyen and Bob Bartlein of Bartlein & Company.

NOTICE TO HOMEOWNERS

All owners of record as of December 8, 1995 were sent notice of the meeting.

ATTENDANCE

59 units were represented in person or by proxy.

NO QUORUM

Bob Bartlein informed those in attendance that not enough homeowners were present at the meeting to make a quorum, and that an official annual meeting could therefore not be held.

Mr. Bartlein explained that, however, the Homeowners could vote to give their proxies to the Board and, if so done, a rescheduled annual meeting could be held to ratify any decisions made at the unofficial annual meeting. As an alternative, Mr. Bartlein state that the annual meeting could be rescheduled.

After discussion, those in attendance unanimously voted to give their proxies to the Board and direct it to ratify the decisions made at the unofficial annual meeting.

**MINUTES OF THE JANUARY 23, 1995 ANNUAL MEETING THE BOARD
AND SUBSEQUENT ADJOURNED MEETING**

MOTION WAS MADE to dispense of the reading of the Minutes of the January 23, 1995 annual meeting and adjourned meeting of the Board, and to accept them as presented.

MOTION WAS SECONDED.

MOTION WAS CARRIED BY UNANIMOUS VOTE.

ELECTION OF OFFICERS

Bob Bartlein asked those in attendance to nominate new officers to the Board. The following nominations were made:

MOTION WAS MADE to elect Tom Buffo as a member of the Board.

MOTION WAS SECONDED.

MOTION WAS CARRIED BY UNANIMOUS VOTE.

MOTION WAS MADE to reelect the previous officers to the Board.

MOTION WAS SECONDED.

MOTION WAS CARRIED BY UNANIMOUS VOTE.

RESOLUTION RE: EXCESS FUNDS

Bob Bartlein read the Resolution with regard to rolling over any excess funds held by the Association. After discussion,

MOTION WAS MADE to adopt the Resolution concerning the Association's excess funds.

MOTION WAS SECONDED.

MOTION WAS CARRIED BY UNANIMOUS VOTE.

A copy of the Resolution is attached hereto.

NEW BUSINESS

A homeowner complained about trees being removed from the complex without a replacement being planted.

Merrill Robinson, gardening chairperson, indicated that eucalyptus trees drop seedlings on a regular basis and that she is informed that replanting is therefore not necessary.

After discussion, the Board agreed to hire a tree expert to evaluate the reseeding issue to determine whether additional trees should be planted.

ADJOURNMENT

MOTION WAS MADE to adjourn.

MOTION WAS SECONDED.

MOTION WAS CARRIED BY UNANIMOUS VOTE.

TREASURER'S REPORT

Bob Bartlein presented those in attendance with the Treasurer's Report for 1995 as follows:

Total Revenue:	\$300,457.72
Expenditures:	277,758.47
Reserve Expenditures:	317,767.61
Total Expenditures:	595,526.08
Reserve Decrease:	295,068.36

Funds Available:	
Great Western	\$ 40,955.79
Glendale Federal	98,591.58
La Cumbre Savings	78,558.67
Goleta Nat. Bank	70,764.85
Operating Account	<u>\$ 13,263.04</u>
Total	\$302,133.93

MOTION WAS MADE to accept the Treasurer's Report for 1995 as presented.

MOTION WAS SECONDED.

MOTION WAS CARRIED BY UNANIMOUS VOTE.

PRESIDENT'S REPORT

Bill Bold addressed the major maintenance projects which occurred during 1995 such as the soil compaction work and dryrot repair.

Mr. Bold also noted that the parking lots are scheduled to be resealed in 1996, and that additional lighting will be installed in the parking lot nearest to the office.

APPROVAL OF BOARD'S DECISIONS

MOTION WAS MADE to approve the decisions made by the Board during 1995.

MOTION WAS SECONDED.

MOTION PASSED BY UNANIMOUS VOTE.

**EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION
UNOFFICIAL ANNUAL MEMBERSHIP MEETING
JANUARY 22, 1997**

President:	Bill Bold
Vice-President:	Tricia Stone-Damen
Second Vice-President:	Tom Buffo
Treasurer:	Sylvia Stallings
Secretary:	Merril Lynn

IN ATTENDANCE

All directors were present at the meeting. Also present were Bob Bartlein and James Nguyen of Bartlein Company, Inc. Sixty two units were represented in person or by proxy, less than the required quorum.

All owners of record as of January 5, 1997 were sent notice of this meeting.

CALL TO ORDER

Bill Bold called the meeting to order at 7:15 p.m.

Bob Bartlein informed those in attendance that not enough units were represented to make a quorum. He explained that the meeting could proceed unofficially, and that any decisions made could be ratified at a rescheduled annual or adjourned meeting. It was unanimously agreed to proceed in this fashion. Bartlein reminded members present to turn in their proxies for this next meeting.

APPROVAL OF MINUTES FOR PRIOR MEETING

Bill Bold introduced the 1996 Board members, and read the minutes of the prior annual meeting.

Motion was made, seconded, and carried unanimously to approve the minutes of the adjourned annual membership meeting of January 1996.

TREASURER'S REPORT

Bob Bartlein read the Treasurer's report for 1996:

Total Revenue	\$294,168.80
Expenditures	281,574.33
Reserve Expenditures	38,994.85
Total Expenditures	320,569.38

FUNDS AVAILABLE (end of December 1996)

Goleta National Bank	\$88,653.69
Great Western Bank	22,505.26
Glendale Federal	85,838.33
First Bank	82,157.09
Operating Account	7,853.36
TOTAL	\$289,007.73

Motion was made, seconded, and carried unanimously to approve the Treasurer's Report.

PRESIDENT'S REPORT

Bill Bold reviewed the year's achievements:

1. The painting of the complex had been completed.
2. The tree trimming for phases 2 and 3 had been completed, fortunately just before a windstorm.
3. The parking areas had been resealed, and the car wash area improved.
4. New lighting had been installed for phase 3, increasing safety and security, and photosensors were installed.
5. Soil compacting work near the buildings had been completed.
6. Siding repairs for 13 units was completed, at a cost of \$45,000. This maintenance expense is the largest single item, and will continue, explaining the increase in fees. This chronic repair problem will be handled as a gradual process in order to avoid a special assessment or more raised fees.

ELECTION OF THE BOARD

Bob Bartlein explained that the election is for Board membership only. The elected members will choose their own officers. Nominations were opened.

Motion was made and seconded to nominate Bill Bold.

Motion was made and seconded to nominate the current Board as a slate.

Motion was made, seconded and carried unanimously to close nominations and elect the current Board.

NEW BUSINESS

1. Bob Bartlein reminded the Board that all excess funds held by the Association must be rolled over to avoid taxation by the IRS, and he read a resolution to the floor for consideration (attached).

Motion was made to roll over the Association's excess funds of 1996 to the 1997 budget. Motion was seconded and carried unanimously.

The resolution was turned over to Secretary Meryl Lynn for signature.

2. Bob Bartlein asked that the members express support for the Board and ratify their decisions in 1996. This resolution assures insurance companies that the Board and Association members are in harmony and that there are no legal actions against the Board.

Motion was made and seconded to thank the Board and to ratify their decisions of 1996.

3. The membership wished to know what the Board was doing to implement tree replacement, which had been noted in the 1996 annual meeting minutes. The Board responded that they have contracted with a tree consultant to maintain the current trees, and can use the same company for advice on new seeding. Tree replacement will not be Eucalyptus because the roots are shallow and trees can fall, the sap is destructive to shade plants growing underneath; the trees drop too many leaves; the limbs split easily; the beetle that attacks Eucalyptus moves very quickly and destructively; and in response to fire, the trees explode.

Motion was carried unanimously to thank the Board and to ratify the decisions of 1996.

4. The membership asked that they be informed via newsletter as to what trees are going to be removed; and that these trees be marked beforehand for residents to note. The Board noted that the trimming of 1996 was the first ever done by the Grove, and would not be repeated for many years. There will also be a notice in the newsletter inviting members to recommend tree planting sites in the Grove. Mrs. Owens volunteered an annual contribution of trees she receives for free from the National Arbor Association.

5. An owner in Building 7602 asked the Board to take responsibility for roof leak damage in unit #203. Bob Bartlein clarified that only the common area is the responsibility of the Board, unless clear negligence with that area (including roof repairs) causes damage inside an owner's unit. The Board said it would get roof inspection for the entire complex. This should occur before July 1997.

6. An owner noted that the new red paint on the sidewalks is bubbling.

7. An owner inquired about arbitration available to residents to settle disputes among themselves. Bartlein explained that except for issues involving the common area, the Association has little power. Between tenants, there is no authority to any process the Board or the Association might initiate. There is small claims court. In the immediate case presented, noisy animals, the Association can issue a letter to the owner. If the tenants with a complaint get police documentation on the nuisance, then the Association can ask the owner to evict the renter-tenant.

8. Members complained about animal waste. If any unit has more than one animal, the Association can enforce a one-animal-per-unit regulation. If there are too many people in one unit, there is a state regulation, which the Association can refer to of two persons per bedroom, plus one.

9. An owner noted that the pedestrian gates are frequently vandalized and broken. Repair on the gates has been delayed to put the cost into the 1997 budget. Bill Bold was given credit for fixing the car gates periodically.

ADJOURNMENT

Motion was made, seconded, and carried unanimously to adjourn the meeting at 8:30. NEXT BOARD MEETING WILL BE FEBRUARY 13, 1997, at 6:30 pm, 7610 HOLLISTER MEETING ROOM.

RESOLUTION AS TO EXCESS FEES

WHEREAS, the EUCALYPTUS GROVE OWNERS Association is a California owner's association duly organized and existing under the laws of the State of California; and

WHEREAS, the members desire that the Association shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of the Association;

RESOLVED, that any and all membership income in excess of operating expenses for the current and past tax years, shall be set aside for future major repairs and replacements, and allocated to capital components as provided by the guidelines established by Revenue Rulings 70-604, 75-370, and 75-371. Such amounts shall be deposited into the Association's insured, interest-bearing accounts. Any amounts so added to replacement funds shall be allocated to the various components at the discretion of the Board of Directors.

In the event that the amounts allocated to replacement funds shall exceed the amounts necessary for such replacement, then any such excess of funds, shall be applied against the subsequent tax year member assessments for the purposes of managing, operating, maintaining, and replacing the common major elements of the Association property as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the general meeting of the membership held on JAN 22, 1997

ATTESTED: Mervil Lyons
Secretary

EUCALYPTUS GROVE

OWNERS ASSOCIATION

ANNUAL MEETING (UNOFFICIAL)

JANUARY 12, 1998, 7 PM

ELLWOOD ELEMENTARY SCHOOL

Board Members Present: Bill Bold, Merrill Lynn, Sylvia Stallings, Trish Stone - Damen. Also present were Bob Bartlein and James Nguyen of Bartlein & Company, Inc.

The Meeting was called to order at approximately 7:10 PM.

Only 54 units were represented in person or by proxy. A quorum was not achieved and, therefore, this is not an official meeting. The members present voted to hold the meeting with the understanding that the Board can vote its proxies at the Adjourned Meeting to ratify actions taken.

Proof of Notice: all owners of record were sent the Notice on December 5, 1997. The minutes from last year's Membership Meeting were reviewed and approved.

Officers' Report:

Bob Bartlein gave the Treasurer's Report. It was unanimously approved.

President Bill Bold gave a summary of the events that took place, mainly maintenance items.

Secretary and Landscape Chairperson Merrill Lynn reviewed the Landscape status.

Election of Board:

The following members were elected to serve on the Board of Directors – Bill Bold, Merrill Lynn, Sylvia Stallings, Bruce Bennett.

Old Business: there were none.

New Business:

The membership unanimously approved the Excess Funds Resolution and ratified the Board's actions taken in this prior year. The membership also thanked the board members for their hard work and dedication.

Other discussions also included:

- . Noise stemming from hard floors; membership authorized board to review this topic and submit a ballot to the membership to possibly eliminate hard floors;
- . Responsibility of owners vs. association (i.e. damage to the interior from roof leaks).

The Adjourned Meeting will be held on February 12, 1998, at 6:30 PM, in the Meeting Room at Building 7610. The Meeting was adjourned at approximately 8:20 PM.

The Mailing Address for The Association is In Care Of:

 **Bartlein
& Company, Inc.**

3944 State Street , Suite 200 ♦ Santa Barbara, CA 93105-3170 ♦ (805) 569-1121 ♦ Fax: (805) 682-4341

EUCALYPTUS GROVE OWNERS ASSOCIATION

ANNUAL MEETING (UNOFFICIAL)

JANUARY 11, 1999, 7:00 P.M.

GOLETA VALLEY COMMUNITY CENTER

Board Members Present: Bruce Bennett, Bill Bold, Merril Lynn, and Sylvia Stallings. Also present were Bob Bartlein and James Nguyen of Bartlein & Company, Inc.

The meeting was called to order at 7:13 p.m.

Only 62 units were represented in person or by proxy. A quorum was not achieved and therefore, this was not an official meeting. The members present voted to hold the meeting with the understanding that the Board can vote its proxies at the Adjourned Meeting to ratify actions taken.

Proof of Notice: all owners of record were sent the Notice on December 5, 1998.
The minutes from last year's Membership Meeting were reviewed and approved.

Officers' Report:

Bob Bartlein gave the Treasurer's Report. It was unanimously approved.

President Bill Bold gave a summary of events that have taken place within the last year. He discussed the damage caused by heavy rains, specifically to the french drains.

Secretary and Landscape Chairperson Merril Lynn briefly reviewed the landscaping changes that have taken place and discussed future plans.

Election of the Board:

The following members were elected to serve on the Board of Directors: Bill Bold, Merril Lynn, Bruce Bennett, Robherda Lange, and Cindy Ashley.

Old Business:

There was a discussion about hard floors. A majority has not been reached. The vote was 77 in favor of the amendment and 87 opposed.

A motion was made, and carried, to close the balloting regarding hard floors. The issue is no longer being considered.

New Business:

The membership unanimously approved the Excess Funds Resolution and ratified the Board's actions taken in the prior year. The membership also thanked the Board Members for their hard work and dedication.

Other discussions also included:

- . the special assessment: a motion was made, and carried, to extend the due date of the special assessment of \$480.00 per unit from September 1st to December 1, 1999.
- . building maintenance and repairs

The adjourned meeting will be held on February 11, 1999 at 6:30 p.m. in the Meeting Room at Building 7610. The meeting was adjourned at 8:55 p.m.

RESOLUTION AS TO EXCESS FEES

WHEREAS, the EUCALYPTUS GROVE Association
is a California owner's association duly organized and existing under the laws of the State of
California; and

WHEREAS, the members desire that the Association shall act in full accordance with the
rulings and regulations of the Internal Revenue Service;

NOW, THEREFORE, the members hereby adopt the following resolution by and on behalf of
the Association;

RESOLVED, that any and all membership income in excess of operating expenses for the
current and past tax years, shall be set aside for future major repairs and replacements, and
allocated to capital components as provided by the guidelines established by Revenue Rulings
70-604, 75-370, and 75-371. Such amounts shall be deposited into the Association's insured,
interest-bearing accounts. Any amounts so added to replacement funds shall be allocated to
the various components at the discretion of the Board of Directors.

In the event that the amounts allocated to replacement funds shall exceed the amounts
necessary for such replacement, then any such excess of funds, shall be applied against the
subsequent tax year member assessments for the purposes of managing, operating,
maintaining, and replacing the common major elements of the Association property as provided
by IRS Revenue Ruling 70-604.

This resolution is adopted and made a part of the minutes of the general meeting of the
membership held on JANUARY 11, 1999.

ATTESTED: 
Secretary

EUCALYPTUS GROVE

Owners Association
Board of Directors Meeting
February 11, 1999

Board Members Present:

Bill Bold - President
Bruce Bennett - Vice President
Merrill Lynn - Secretary
Robherda Lange - Treasurer

Also In Attendance:

James Nguyen - Bartlein & Company
Steve Baker - Homeowner
Mike Cota - Homeowner

Absent: Cindy Ashley

Call To Order By

Adjourned Meeting:

- Meeting was called to order by Bill Bold at 6:32 p.m. Proof of notice was given to all owners of record on January 14, 1999. Sixty owners were represented either in person or by proxy, enough for a quorum. Board ratified actions taken at Annual Meeting. Meeting adjourned.

Regular Board Meeting called to order around 6:38 PM.

Requests by Homeowners in Attendance

- Steve Baker, homeowner at 7620, #221 inquired about the cost of repairing the french drain in the area of his unit. James advised the cost was approximately \$12,000. Mr. Baker indicated that as a contractor, he would not expect the cost of repair to have been more than \$4,000 to \$5,000. Mr. Baker inquired about the board's process of bidding jobs. Bill Bold advised that for the sake of continuity, the board prefers to engage the same contractor. James advised that particularly with french drains and the urgent nature of this type of repair, they normally proceed with repair immediately versus bidding out.

Mr. Baker requested to review Ramstrum Construction bid for french drain to determine if, in his professional estimation, the bid was fair. Bill stated that while Ramstrum Construction bids may be a bit higher, they are competitive and their work is good quality.

Bill asked Mr. Baker to submit to James the names of contractors he believes could provide high quality work and the board will make determination on requesting bids.

- Lois Gansbe at 7610, #213 requested that the board consider installing a stop sign directly inside of entry gate as excessive speeding is a common occurrence when gate is open. The board agreed to install speed bump identical to the others already on premises at a cost of \$250.
- Eric Schmidt at 7634, #356 requested that dumbbells stolen from exercise room be replaced. The board indicated that it intends to improve the facility and is open to assistance and suggestions offered by Eric and other homeowner's.
- Eric Schmidt at 7634, #356 advised that a plumber had repaired the leak in his unit. The plumber indicated the leak was caused by landscaping and cited separation of PVC elbow resulting from root disturbance. Mr. Schmidt requested reimbursement for costs incurred, however, James noted the association is not responsible for items that are not visible. Bill noted that the board would investigate further before determining assistance.
- Mike Cota at 7628, #238 requested a variance to retain lattice with solid backing installed for privacy to bedroom. Bill noted that the board must ensure adherence to association guidelines and solid backed lattice did not conform. Mr. Cota agreed but asked that the board be consistent in their enforcement as there seem to be many variances and he feels somewhat singled out. The board offered to provide additional landscaping to provide more privacy. The

board will discuss the matter and present homeowner with a resolution.

Election of Officers

- James asked for nominations for president. A nomination was made, seconded and carried to elect Bill.
- Robherda accepted the position of Treasurer. Merrill as the Secretary. Bruce as the Vice - President. Cindy as the Member - At - Large.

Approval of Prior Minutes

- Approved by consensus.

Treasurers, Officers and Committee Report

- Attached. (to agenda)

Old Business

- Late payers were sent notices. Unit 260 did not fulfil promise to pay. Additional letter was sent indicating a lien would be placed if no payment received.
- Board asked James to schedule tenting for May 5-7 (3 days/2 nights). James advised that homeowner's should be prompt as any delays would incur additional costs to individual homeowner's responsible.
- Pool manager - nothing to note.
- Maintenance - Ramstrum Construction completed center staircase work at 7632, #248.

New Business

- Homeowner who bumped gate was traced and presented with repair bill for \$140.±
- Ramstrum found dry rot in rail & floor at 7610, #313. The board determined this repair would be scheduled after Chris Profia's unit was completed.
- The board approved dry rot repair to 7632, #342.
- Merrill read a written homeowner request to post pool rules and lock pool gate to prevent occurrences such as a recent incident where teens were observed smoking pot and drinking beer. Bill suggested posting a sign indicating name and number of security so that homeowner's can report any violations but tabled the discussion of locking the gates for next meeting.
- A request was made to develop a landscaping plan for #238.

Schedule Next Meeting

- March 11, 1999 at 6:30 p.m. Meeting adjourned at 8:30 PM.

**EUCALYPTUS GROVE
HOMEOWNERS' ASSOCIATION
Annual Meeting (Unofficial)
January 13, 2000 6:30 p.m.
Goleta Valley Community Center**

Board Members present: Bruce Bennett, Merrill Lynn, and Rhoherda Lange. Also present were Bill Bold, former Board President, and Bob Bartlein and James Nguyen of Bartlein & Company, Inc.

The meeting was called to order at 6:43 p.m.

Only 46 units were represented in person or by proxy. A quorum was not achieved and therefore this was not an official meeting. The members present voted to hold the meeting with the understanding that the Board can vote its proxies at the Adjourned Meeting to ratify actions taken.

Proof of Notice: all owners of record were sent the Notice on December 2, 1999.

The minutes from last year's Membership Meeting were reviewed and approved.

Officers' Report:

Bob Bartlein gave the Treasurer's Report. It was unanimously approved.

Election of the Board:

The following members were elected to serve on the Board of Directors: Bruce Bennett, Merrill Lynn, Robherda Lange, Rita Johnston, and Karen Gunderson.

Old Business:

Issues discussed:

- 1) The clarification of the need for the 1999 Special Assessment
- 2) Landscaping at the Grove

New Business:

The membership unanimously approved the Excess Funds Resolution and ratified the Board's actions taken in the prior year. The membership also thanked the Board Members for their hard work and dedication.

The following topics were briefly discussed:

- 1) Recycling/garbage
- 2) Condition of gutters
- 3) Grounds lighting upkeep
- 4) Eucalyptus trees and the lerp psyllids infestation: a committee was formed to look into options for assuring the health of the trees.

The Adjourned Meeting will be held on February 10, 2000, at 6:30 p.m. in the Meeting Room at Building 7610. The meeting was adjourned at 7:38 p.m.

EUCALYPTUS GROVE HOMEOWNERS' ASSOCIATION

Annual Meeting (unofficial)

January 11, 2001 6:30 p.m.

Goleta Valley Community Center

Board members present: Bruce Bennett, Karen Gundersen, and Rhoberda Lange. Also present were Bob Bartlein and James Nguyen of Bartlein & Company, Inc., and Bill Bold.

The meeting was called to order at 6:45 p.m.

Only 47 units were represented in person or by proxy. A quorum was not achieved and therefore this was not an official meeting. The members present voted to hold the meeting with the understanding that the Board can vote its proxies at the Adjourned Meeting to ratify actions taken.

Proof of Notice: all owners of record were sent the Notice on December 5, 2000.

The minutes from last year's Membership Meeting were reviewed and approved.

Officers' Report:

Bob Bartlein gave the Treasurer's Report. It was unanimously approved.

Election of the Board:

The following members were elected to serve on the Board of Directors: Bruce Bennett, ~~KAREN GUNDERSEN~~, Merrill Lynn, Robherda Lange, and Susan Silva.

OLD BUSINESS:

No issues discussed.

NEW BUSINESS:

The membership unanimously approved the Excess Funds Resolution and ratified the Board's actions taken in the prior year. The membership also thanked the Board Members for their hard work and dedication.

The following topics were briefly discussed:

- 1) Condition of gutters
- 2) Factors involved in increase in monthly dues.

The Adjourned Meeting will be held on February 8, 2001, at 6:30 p.m. in the Meeting Room at Building 7610.

The meeting was adjourned at 7:09 p.m.

EUCALYPTUS GROVE HOMEOWNERS' ASSOCIATION

**Annual Meeting (unofficial)
January 10, 2002 6:30 p.m.
Goleta Valley Community Center**

Board members present: Bruce Bennett, Merrill Lynn, Maria McCall-Brandts, and Robherda Lange. (Board Member Susan Silvia absent.) Also present were James Nguyen of Bartlein & Company, Inc., and Bill Bold.

The meeting was called to order at 6:40 p.m.

Only 44 units were represented in person or by proxy. A quorum was not achieved and therefore this was not an official meeting. The members present voted to hold the meeting with the understanding that the Board can vote its proxies at the Adjourned Meeting to ratify actions taken.

Proof of Notice: all owners of record were sent the Notice on December 7, 2001.

The minutes from last year's Membership Meeting were reviewed and approved.

Officers' Report:

James Nguyen gave the following **Treasurer's Report:**

Total Income:	\$397,756.73
Transfer from Reserve:	42,358.00
Total Expenditures:	381,783.29
Assets:	364,994.52

As of Jan. 1, 2002, the Association Reserve is 63% fully funded. The Treasurer's Report was approved as presented.

Election of the Board:

The following members were elected to serve on the Board of Directors: Merrill Lynn, Robherda Lange, William Tomlin, Maria McCall-Brandts, and Susan Silvia.

OLD BUSINESS:

No issues discussed.

NEW BUSINESS:

The membership unanimously approved the **Excess Funds Resolution** and ratified the Board's actions taken in the prior year. The membership also thanked the Board Members for their hard work and dedication.

The following **topics** were briefly discussed:

- 1) Entry gate repairs/operation.

- 2) Parking/towing problems.
- 3) Replacement siding material. The majority of the homeowners preferred the 'sculpted, brown' siding for an available substitute for the current siding material which is no longer available. The possibility of joining a Class Action Suit against the siding manufacturer was also briefly discussed.
- 4) Routine overloading of trash dumpster at building 7628.
- 5) Possibility of an Annual Yard Sale.

The **Adjourned Meeting** will be held on February 7, 2002, at 6:30 p.m. in the Meeting Room at Building 7610.

The meeting was adjourned at 7:48 p.m.

Eucalyptus Grove Homeowners Annual Meeting (unofficial) January 9, 2003

Minutes

(Subject to Membership's Approval)

Board President, Merrill Lynn, called the meeting to order at 6:41 pm.

Board Members present:

Maria McCall-Brandts

Robherda Lange

Bill Tomlin

(Susan Silvia absent)

Also in attendance:

James Nguyen--Bartlein and Company, Inc..

Bill Bold

Roll Call

A total of 57 units were represented in person or by proxy. A quorum was not achieved, rendering this an "unofficial meeting". The members present unanimously voted to hold the meeting with an "Adjourned Meeting" to be held in 30 days to ratify any actions taken at this meeting.

Proof of Notice

All owners of record were sent Notice of Meeting on December 2, 2002.

Prior Meeting Minutes

The minutes from last year's Annual Meeting were read and approved by the members present.

Officer's Reports

The **Treasurer's Report** was read, with the following year end totals:

Total Revenue: \$434,331.47

Expenditures: 376,843.01

Transfer from Reserve: 60,403.42

Total Expenditures: 437,246.43

Savings Accounts Total: \$362,079.56

As of Jan. 1, 2003, the Association Reserve is 65% fully funded.

The Treasurer's Report was unanimously approved as presented.

Landscaping Manager, Merrill Lynn reported on the status of the tree replanting project, citing the body of work being completed at this time, while the condition of the remaining eucalyptus trees is being monitored.

Special Projects Coordinator, Maria McCall-Brandts gave a report on the status of filing applications for restitution relative to the class action suit involving the manufacturer of the siding originally used in the construction of the Grove buildings. A large volume of documentation has been forwarded to the restitution agency and additional inspections required for continued claims are being scheduled. The Association has joined for a class-action settlement.

Election of Board

The following members were nominated and unanimously elected to serve on the Board for another term:

Robherda Lange
Merril Lynn
Maria McCall-Brandts
Susan Silvia
Bill Tomlin

Old Business

No issues were addressed.

New Business

The members present unanimously approved the **Excess Funds Resolution** and ratified the Board's actions taken in 2002.

The membership officially **thanked** the Board Members for their dedication and hard work volunteered to the Association. To this end, a motion was placed and unanimously approved to award the Board Members a complimentary dinner, from the members of the Association.

Topics of Discussion included:

- * **Insurance costs** for coverage at the Grove.
- * Suggestions on dealing with occasional **rodent** visitations.
- * Monthly Homeowner **fee** increases.
- * Suggestion to limit **savings deposits** to local institutions.
- * Possible methods to restrict future **rentals** at the Grove.
- * Request to increase the posting of signs detailing **rules** in the pool area.
- * Request to investigate acceptable **awning** installations on second story balconies.
- * Possible methods to improve conditions of **dumster area (#4)** to eliminate overfilling nuisance.

Adjournment

Noting the **Adjourned Meeting** to be held Feb. 6, 2003, at 6:30 pm in the Board Meeting Room at building 7610, the **2003 Annual Meeting** was adjourned at 8:10 pm.

Eucalyptus Grove Homeowners

Annual Meeting

January 13, 2005

Minutes

(Subject to Membership's approval)

Board President, Dan Baxter, called the meeting to order at 6:00 pm.

Board Members present:

Greg Honnold (Vice-President)

Cathy Leyva (Secretary)

Also in attendance:

Bob Bartlein, James Nguyen--Bartlein & Company, Inc.

Bill Bold--Scribe

Roll Call

A total of 50 units were represented in person or by proxy. A quorum was not achieved. The Association members present elected to proceed, with this "unofficial" meeting. The adjourned meeting is rescheduled for Thursday, February 3, at 6:00 pm, at which time the Board, with its proxies, will ratify any actions taken at this evening's "unofficial" meeting.

Proof of Notice

All owners of record were sent Notice of Meeting on December 2, 2004.

Prior Meeting Minutes

The minutes from last year's Annual Meeting were read and approved by the members present.

Officer's Reports

The **Treasurer's Report** was read, with the following year-end totals:

Total Revenue:	\$535,651.54
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Operating Expenses:	402,230.50
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Reserve Expenditures:	192,555.06
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Reserve Total:	\$375,861.04
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As of Jan. 1, 2005, the Association Reserve is 34% fully funded.

The Treasurer's Report was approved as presented.

President, Dan Baxter highlighted the Grove website and his ongoing work with the siding claim. There are many hoops to jump through for the siding settlement. Perhaps in the near future, the Association may need to hire an attorney to assist in this process.

Vice President, Greg Honnold summarized a news story in which an unscrupulous president of a homeowner's association absconded with funds from his association – a reminder to the members to be trusting but informed on Board member's actions.

Secretary, Cathy Leyva asked for continued and advancing involvement by homeowners in the activities of the Association, and thanked all of those who have volunteered in the past. Ms. Leyva finished with a reminder to all homeowners to conscientiously monitor and maintain items in the development, which they are responsible for, such as gas and water supply lines to individual units.

Election of Board

A motion was presented, seconded and **approved** requesting the existing Board to extend their term from one year to two years. All three Board members agreed to this offer. Their term will expire next year.

The following Association members were **nominated** to serve a two-year term on the Board: Mike Ashby and Craig Nicholson. It was moved & seconded to close and elect the slate. Unanimous.

Old Business

No issues were addressed.

New Business

The members present unanimously approved the **Excess Funds Resolution** and ratified the Board's actions taken in 2004. The membership officially **thanked the** Board Members for their dedication and hard work volunteered to the Association. The Board's actions in 2004 were also ratified by the membership. To this end, a motion was placed and unanimously approved to award the Board Members a complimentary dinner, from the members of the Association.

Topics of Open Discussion included:

- Juveniles playing on or near the property fence next to the railroad tracks;
- An alternative to gas termite fumigation;
- Need for designated motorcycle parking spaces;
- Status of recycling facilities at the Grove, and suggestions on improving the recycling effort;
- Skunks on the Grove property;
- Clearing leaves from roof gutters, and
- Painting of front doors.

Adjournment

The **2005 Annual Meeting** was adjourned at 7:23 pm.

The Board scheduled the Adjourned Annual Meeting for Thurs., February 3, 2005, at 6:00 pm, in the Meeting Room at 7610 Hollister Ave. The February Board of Directors meeting will follow immediately after.

Eucalyptus Grove Homeowners Association Annual Membership Meeting

January 12, 2006

Minutes

(Subject to Homeowner's approval)

The meeting was held in the Conference Room of the Best Western South Coast Inn, 5620 Calle Real, Goleta, CA.

Board President, Dan Baxter, called the meeting to order at 6:00 pm.

Board Members present:

Mike Ashby
Greg Honnold
Cathy Leyva
Craig Nicholson

Also in attendance:

Bob Bartlien, James Nguyen--Bartlein and Co.
Bill Bold--Scribe

Roll Call

A total of 62 units were represented in person or by proxy.

A quorum was not achieved.

The Association members present elected to proceed, with this "unofficial" meeting. The official meeting is rescheduled for Thursday, February 9, at 6:00 pm, to be held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, at which time the Board, with its proxies, will ratify any actions taken at this evening's "adjourned" meeting.

Proof of Notice

All owners of record were sent Notice of Meeting on December 1, 2005.

Prior Meeting Minutes

The minutes from last year's Annual Meeting were read and approved by the members present.

Officer's Reports

The **Treasurer's Report** was read, with the following year-end totals:

Total Revenue:	\$1,097,234.28
Operating Expenses:	769,760.47
Reserve Expenditures:	180,420.63
Reserve Total:	\$522,914.22

As of Jan. 1, 2005, the Association Reserve is 78.8% fully funded.

The Treasurer's Report was approved as presented.

Mary Mason presented a brief summary of the activities in 2005 on the submitted applications for restitution for defective exterior siding (Class Action Suit).

Election of Board

Sitting Board Members Dan Baxter, Greg Honnold and Cathy Leyva acknowledged their two-year term on the Board had now concluded.

The following Association members were **nominated** to serve a two-year term on the Board:

Dan Baxter
Cathy Leyva
Todd Matson

The following were **elected** to the Board, by votes present and by proxy:

Dan Baxter
Cathy Leyva
Todd Matson

Old Business

No issues were addressed.

New Business

The members present unanimously approved the “**Excess Funds Resolution**” and **ratified** the Board's actions taken in 2005.

The membership officially thanked the Board Members for their dedication and hard work volunteered to the Association. To this end, a motion was placed and unanimously approved to award the Board Members a complimentary dinner, from the members of the Association. The Board thanked the Association Members, but refused the dinner offer.

Topics of Discussion included:

- Parking and towing activities;
- Auto Entry Gate;
- Tenting (fumigation) schedule;
- Siding repairs as a Reserve Funding (scheduled) item;
- Creek bed repairs funding;
- Gardener's (Progressive Landscaping) activities;
- Homeowners Survey/Residency By-law.

Adjournment

The **2005 Annual Meeting** was adjourned at 7:03 pm.

Eucalyptus Grove Homeowners Association Annual Membership Meeting

January 11, 2007

Minutes

(Subject to membership's approval)

The meeting was held in Room 1 of the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA.

Board President, Mike Ashby, called the meeting to order at 6:00 pm.

Board Members present:

Mike Ashby, Cathy Leyva, Craig Nicholson, Arthur Munoz, and Todd Matson.
Also in attendance: Bob Bartlein, James Nguyen—Bartlein & Company, Inc.
Bill Bold--Scribe

Roll Call

A total of 67 units were represented in person or by proxy (90 were needed).

A quorum was not achieved.

The Association members present elected to proceed, with this "unofficial" meeting.

The adjourned meeting is rescheduled for Thursday, February 8, at 6:00 pm, to be held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, at which time the Board, with its proxies, will ratify any actions taken at this evening's meeting.

Proof of Notice

All owners of record were sent Notice of Meeting on December 1, 2006.

Prior Meeting Minutes

The minutes from last year's Annual Meeting were read and approved by the members present.

Officer's Reports

The **Treasurer's Report** was read, with the following year-end totals:

Total Revenue	\$690,419.23
Operating Expenses	413,317.39
Res. Expenditures	538,809.74
Total Expenditures	952,127.13
Reserve Total	261,206.32

As of 12/31/06, the Association Reserve is 36.4% fully funded.

The Treasurer's Report was **accepted** as presented.

Board President, Mike Ashby, introduced the Board and presented a short report on the Board's 2006 activities including siding repair work and comments on homeowner involvement in Association affairs.

Election of Board

Bob Bartlein gave a summary of new Board election procedures in line with changes in California law and in accordance with procedures approved by the Board.

Sitting Board Members Mike Ashby and Craig Nicholson acknowledged their two-year **term** on the Board had now **concluded**. M. Ashby requested exclusion from re-nomination.

The following Association members were **nominated** to serve a two-year term on the Board: Marco Innocenti, Craig Nicholson, and Carmen Zuk. Cumulative voting was requested by a Homeowner in attendance. Association members will vote by secret ballot; ballots returned to the Association through the mail.

Old Business

No issues were addressed.

New Business

The members present unanimously approved the **"Excess Funds Resolution"** and **ratified** the Board's actions taken in 2006.

The membership officially thanked the Board Members for their dedication and hard work volunteered to the Association.

Topics of Discussion included:

- Non-reported renters and the Residency By-law;
- Naming Director of Elections (Director- Ms. E. Medina, assistant- Ms. C. Hall);
- Gardener's excellent work at the Grove; collection for a "Thank You" gift, organized by Ms. M. Granger;
- Unit's exterior housekeeping (Homeowner's responsibilities);
- Garbage left outside of the dumpsters;
- Earthquake insurance

Adjournment

The **2007 Annual Meeting** was adjourned at 7:48 pm.

Written and submitted by Bill Bold.

Eucalyptus Grove Homeowners Association

Annual Membership Meeting

January 10, 2008

Minutes

(Subject to Membership's Approval)

The meeting was held in Room 6 of the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA.

Board President, Todd Matson, called the meeting to order at 6:06 pm.

Board Members present:

Cathy Leyva

Craig Nicholson

Arthur Nunez

(Board Member Marco Innocenti absent)

Also in attendance:

Bob Bartlein, James Nguyen--Bartlein and Company, Inc.

Bill Bold--Scribe

Roll Call

A total of 58 units were represented in person or by proxy.

A quorum was not achieved.

The Association members present unanimously elected to proceed, with this "unofficial" meeting. The adjourned meeting is rescheduled for Thursday, February 7, at 6:30PM, to be held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, at which time the Board, with its proxies, will ratify any actions taken at this evening's "unofficial" meeting.

Proof of Notice

All owners of record were sent Notice of Meeting on December 3, 2007.

Prior Meeting Minutes

The members present approved the minutes from last year's Annual Meeting.

Officer's Reports

The **Treasurer's Report** was read, with the following year-end totals:

Total Revenue	\$746,471.08
Operating Expenses	403,920.56
Res. Expenditures	378,505.22
Funds in Reserve	225,251.62

As of 12/31/07, the Association Reserve is 17.4% fully funded.

The Treasurer's Report was accepted as presented.

Board President, Todd Matson, introduced the Board.

Election of Board

The term of three Board Members will expire at the end of 2007.

Board Members Todd Matson, Cathy Leyva and Arthur Munoz acknowledged their two-year term on the Board had now concluded.

The following Association members were **nominated** to serve a two-year term on the Board:

Todd Matson

Arthur Munoz

Laura Foster

(Cathy Leyva was nominated but declined the nomination)

Nominations were closed and the requirement for secret ballots, as required by the California Civil Code was unanimously waived. The three-member slate was elected unanimously.

Old Business

No issues were addressed.

New Business

The members present unanimously approved the “**Excess Funds Resolution**” and **ratified** the Board's actions taken in 2007.

The membership officially thanked the Board Members for their dedication and hard work volunteered to the Association.

Topics of Discussion included:

- Estimated timetable of deck repairs to completion.
- Dealing with “non-complying” neighbors (Rental Agreements, Homeowner By-law compliance, percentage of votes required to amend CC&R's/By-laws).
- Eliminating/preventing rodents in the walls, floor space between units (consider routine pest control maintenance).

Adjournment

The **2008 Annual Meeting** was adjourned at 7:08 pm.

Submitted by Bill Bold

Eucalyptus Grove Homeowners Association

Annual Membership Meeting

January 8, 2009

Minutes

(Subject to Homeowner's Approval)

The meeting was held in Room 6 at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA.

Board President, Todd Matson, called the meeting to order at 6:35 pm.

Board Members present:

Laura Foster
Craig Nicholson
Arthur Nunez

Marco Innocenti

Also in attendance:

Bob Bartlein and James Nguyen--Bartlein and Company, Inc..
Bill Bold--Scribe

Roll Call

A total of 85 units were represented in person or by proxy.

A quorum was not achieved since 90 was needed..

The Association members present elected to proceed, with this "unofficial" meeting.

The adjourned meeting is rescheduled for Thursday, February 5, 2009, at 6:30 pm, to be held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, at which time the Board, with its proxies, will ratify any actions taken at this evening's meeting.

Proof of Notice

All owners of record were sent Notice of Meeting on December 2, 2008.

Prior Meeting Minutes

The members present approved the minutes from last year's Annual Meeting.

Officer's Reports

The **Treasurer's Report** was read, with the following year-end totals:

Total Revenue	\$936,422.18
Operating Expenses	371,567.51
Res. Expenditures	186,776.66
Total Expenditures	557,515.17
Reserve Total	\$603,329.63

As of 12/31/08, the Association Reserve is 42.2% fully funded.

The Treasurer's Report was accepted as presented.

Board President, Todd Matson, introduced members of the Board.

Election of Board

The term of two Board Members expires at this meeting.

Board Members Marco Innocenti and Craig Nicholson acknowledged their two-year term on the Board has now concluded.

The following Association members were **nominated** to serve a two-year term on the Board: Craig Nicholson & Nathan Walter

(Jon Jackson was nominated but declined the nomination)

It was moved to close the nominations, unanimously elect the slate, and to waive the secret balloting required by the CA civil code. Seconded. Unanimously approved and elected.

Old Business

No issues were addressed.

New Business

The members present unanimously approved the “**Excess Funds Resolution**”.

The membership unanimously and officially thanked the Board Members for their dedication and hard work and ratified their actions taken this past year on behalf of the Association..

Topics of Discussion included:

- Earthquake Insurance and relation to Fire and Homeowner's Insurance;
- Water pressure regulator maintenance/replacement;
- Projected maintenance/repair projects for 2009;
- Roof maintenance and repair;
- Gutter damage;
- Annual Gift to Gardener.

Adjournment

The **2009 Annual Meeting** was adjourned at 7:17 pm.

By Bill Bold, Scribe

Eucalyptus Grove Homeowners Annual Meeting January 14, 2010 Minutes

(Subject to Homeowner's approval)

The meeting was held in Room 6 at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA.

Board President, Todd Matson, called the meeting to order at 6:02 pm.

Board Members present:

Craig Nicholson

Arthur Munoz

Nathan Walter

(Board Member Laura Foster was absent)

Also in attendance:

Bob Bartlein and James Nguyen from Bartlein & Co., Inc.

Bill Bold (Scribe)

Roll Call

A total of 99 units were represented in person or by proxy, constituting a quorum.

Proof of Notice

All owners of record were sent Notice of Meeting on December 1, 2009.

Prior Meeting Minutes

The members present approved the minutes from last year's Annual Meeting.

Officer's Reports

The **Treasurer's Report** was read, with the following year-end totals:

Total Revenue	\$818,776.47
Operating Expenses	386,887.86
Res. Expenditures	154,573.28
Total Expenditures	541,461.14
Reserve Total	880,644.96

As of 12/31/09, the Association Reserve is 57.9% fully funded.

The Treasurer's Report was accepted as presented.

Board President, Todd Matson, introduced the Board.

Election of Board

The 2-year term of three Board Members expired at this meeting for Laura Foster, Todd Matson and Arthur Munoz.

The following 3 Association members were **nominated** to serve a two-year term on the Board: Laura Foster, Todd Matson, and Arthur Munoz.

Bob Bartlein explained the election procedures.

It was moved and seconded to close the nomination, waive the secret ballot voting procedures of the State law, and unanimously elect the slate. Everyone was in favor except for one (1) owner. Because one owner objected, a secret ballot will be sent out to all owners and the Annual Meeting will be reconvened for about 35 days to count the ballots.

Old Business

No issues were addressed.

New Business

The members present unanimously approved the “**Excess Funds Resolution**” and **ratified** the Board's actions taken in 2009.

The membership officially thanked the Board Members for their dedication and hard work for which they do for the Association.

Topics of Discussion included:

- Phase 1 parking issues.
- Trash dumpster enclosure modifications.
- Landscaping vendor issues, consideration of new contractor bid.
- Trash dumpster enclosure area cleaning.
- Smoke/odors emanating from units.
- Reserve budget plan to achieve 100% fully funded.
- Exercise Room upkeep/cleaning.

Adjournment

The **2009 Annual Meeting** was adjourned at 6:52 pm to be followed by a short board meeting.

Minutes submitted by Bill Bold (Scribe)

Eucalyptus Grove Homeowners Annual Meeting (Reconvened) February 18, 2010 Minutes

(Subject to Membership's approval)

The meeting was held in the Meeting Room at 7610 Hollister Ave., Goleta, CA.

Board President, Todd Matson, called the meeting to order at 6:35 pm.

Also in attendance:

Laura Foster

Arthur Munoz,

Craig Nicholson,

Nathan Walter,

Mr. Beyerle (unit 208), Ms. Xie (unit 222), Ms. Leyva (unit 369), Joe Mora (unit 313 and representing Enviroscaping,

James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

Proof of Notice

All owners of record were sent Notice of Meeting on January 15, 2010.

Election of Board

Inspectors of Elections (Albert Beyerle and Cathy Leyva) counted secret ballots in accordance with "double-blind" secret ballot rules and reported to the Board:

93 secret ballots received,

84 secret ballots qualified as valid ballots.

A majority of 90 valid ballots is required to have a quorum and to complete election.

Majority not reached – secret ballot process must be repeated.

The Reconvened Annual Meeting was adjourned at 6:36.

The Re-reconvened Meeting is scheduled for April 8, 2010, Board of Directors Meeting.

Minutes submitted by Bill Bold (Scribe)

Eucalyptus Grove Homeowners Annual Meeting (Re-reconvened) April 8, 2010 Minutes

(Subject to Homeowner's approval)

The meeting was held in the HOA Meeting Room, 7610 Hollister Ave., Goleta, CA.

Board President, Todd Matson, called the meeting to order at 6:31 pm.

Also in attendance:

Arthur Munoz,

Craig Nicholson,

Nathan Walter, (Board Member, Laura Foster was absent)

Mr. Beyerle (unit 208), Mr. Rauch (unit 351)

James Nguyen (Bartlein and Company, Inc.), and Bill Bold (Scribe).

Proof of Notice

All owners of record were sent Notice of Meeting on February 25, 2010.

Election of Board

Inspectors of Elections (Albert Beyerle) and assistant, Mr. Rauch, counted secret ballots in accordance with "double-blind" secret ballot rules while the regular board meeting was in progress.

They reported the following to the Board:

111 secret ballots qualified as valid, constituting a quorum.

The three Board Members nominated (Jan. 14, 2010, at the Annual HOA Meeting) were elected:

- Laura Foster (87 votes)
- Todd Matson (83 votes)
- Arthur Munoz (80 votes)

Election results were announced and the Re-reconvened Annual Meeting was adjourned at 7:29.

Minutes submitted by Bill Bold (Scribe)

Eucalyptus Grove Homeowners Annual Membership Meeting January 13, 2011 Minutes

(Subject to Membership's approval)

The meeting was held in Room 7 at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA.

Board President, Todd Matson, called the meeting to order at 6:03 pm.

Board Members present:

Craig Nicholson

Nathan Walter

Also in attendance:

Bob Bartlein and James Nguyen from Bartlein & Co., Inc.

Bill Bold (Scribe)

Roll Call

A total of 92 units were represented in person or by proxy, constituting a quorum.

Proof of Notice

All owners of record were sent a Notice of Meeting on November 19, 2010.

Prior Meeting Minutes

The members present unanimously approved the minutes from last year's Annual Meeting.

Officer's Reports

The **Treasurer's Report** was read, with the following year-end totals:

Total Revenue \$809,148.18

Operating Expenses 394,596.13

Res. Expenditures 105,781.02

Savings Accts. Total 1,189,415.99

As of 12/31/10, the Association Reserve is 63.3% fully funded.

The Treasurer's Report was unanimously accepted as presented.

Board President, Todd Matson, introduced the Board.

Election of Board

The 2-year term of two Board Members (Craig Nicholson and Nathan Walter) expired at this meeting; two Board members resigned in 2010, with one year remaining in each of their terms (Laura Foster and Arthur Munoz).

Two Association members were **nominated** to serve a two-year term on the Board: Christine Hall and Nathan Walter; additionally, two members were nominated for one year terms: Craig Nicholson and John Morneault.

It was moved and seconded to close the nomination, waive the secret ballot requirement of the California Civil Code, and unanimously elect the slate. Motion unanimously **approved** by owners in attendance.

Old Business

No issues were addressed.

New Business

The members present unanimously approved the “**Excess Funds Resolution**” and **ratified** the Board's actions taken in 2010.

The membership officially thanked the Board Members (“**Board Action Confirmation**”) for their dedication and hard work contributed to the Association throughout 2010.

Topics of Discussion included:

- Trash dumpster (limited) capacity issues.
- Limited Phase 1 parking issues.
- Soundproofing between upper and lower units.
- Cable line update status; Direct TV option.
- Particleboard installed on carport lattice in Phase One.
- Jacuzzi heater repair status.

Adjournment

The **2011 Annual Meeting** was adjourned at 6:34 pm. A short board meeting immediately followed.

Minutes submitted by Bill Bold (Scribe)

Eucalyptus Grove Homeowners Association

Board of Directors Meeting

January 12, 2012

Minutes

(Subject to Board of Director's approval)

At the request of the Board, **Bob Bartlein**, called the meeting to order at 6:39 pm. The meeting was held following the 2012 Grove HOA Annual Meeting at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA.

In attendance:

Christine Hall,
Greg Honnold (Board member elect),
Joe Mora (Board member elect),
John Morneault,
Craig Nicholson,
Lisa Welch,
Nathan Walter,
Bill Bold (Scribe),
Bob Bartlein & James Nguyen (Bartlein and Company, Inc.)

Election of 2012 Board Officers (pending ratification in Adjourned Meeting):

President: Craig Nicholson
Vice-president: Lisa Welch
Secretary: Greg Honnold
Treasurer: Christine Hall
Member-at-Large: Joe Mora

Meeting Minutes: The **December Board Meeting minutes** (12/12/11) were **approved** as presented.

Treasurer's Report: Board unanimously voted to skip as it was just reported at the Annual Meeting.

Old Business

The Board addressed:

Exercise Room sign: the Board discussed age restriction for users, agreed on posting (Ex. Rm. users) "under 14 should be accompanied by an adult."

Waterproofing foundation improvements: James N. presented a project status summary (Bldgs 7634 and 7602 completed).

"Common area" repair policy: tabled.

Pool fence: tabled.

Pagoda lights: tabled.

104 parking space asphalt lifting: Bid (Enviroscaping) for tree removal, treating tree roots and replacing sidewalk section (\$750) **Approved**.

No other Old Business

New Business

Items addressed:

7632 roof replacement: the Board ratified previously agreed replacement (Home Roofing).

Exercise Room: coordinator, Lisa W., reported room status and presented quarterly maintenance quote (Mark's Fitness) for \$125/quarter; Board **approved** semi-annual maintenance.

Statement of Information Regarding Bartlein & Co., Inc.: James N. presented the required statement to the Board.

Items for Feb. Board meeting: acceptance of Nathan Walter's resignation from Board; ratification of actions from 2012 annual meeting; discuss rodent and railroad tracks issues.

No other New Business

The meeting was **adjourned** at 7:03PM

The next Board meeting (Adjourned Meeting) is scheduled for **Thursday, February 9, 2012, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.**

Submitted by Bill Bold, Scribe

Eucalyptus Grove Homeowners Adjourned Annual Meeting February 9, 2012 Minutes

(Subject to Homeowner's approval)

Board Designated President, Craig Nicholson, called the meeting to order at 6:06 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta.

Also in attendance

Greg Honnold
Craig Nicholson,
Joe Mora,
John Morneault, outgoing board member
Nathan Walter, outgoing board member
Absent Board Members were Christine Hall and Lisa Welch;
Bill Bold (Scribe) and
James Nguyen (Bartlein and Company., Inc.)
Mary Mason (owner of #338)

Roll Call

A total of 62 units were represented in person or by proxy constituting a quorum.

Proof of Notice

All owners of record were sent Notice of Meeting on January 31, 2012.

Old Business

The Board, with its proxies, ratified the actions taken at the Jan. 12, 2012 Annual meeting.

Adjournment

The meeting was adjourned at around 6:10PM.

Eucalyptus Grove Homeowners Adjourned Annual Meeting February 6, 2014 (6PM) Minutes

(Subject to Homeowner's approval)

Board President, Craig Nicholson, called the meeting to order at 6:00 pm. The meeting was held in the Meeting Room at the Grove, 7610 Hollister Ave., Goleta.

Also in attendance

Jaime Escobedo

Howard Lange

Joe Mora

Mary Scott

Also in attendance:

James Nguyen from Bartlein & Company, Inc.

Bill Bold (Scribe)

Roll Call

A total of 95 units were represented in person or by proxy constituting a quorum.

Proof of Notice

All owners of record were sent Notice of Meeting on January 17, 2014.

Old Business

The Board, with its proxies, ratified the actions taken at the Jan. 9, 2014, Annual meeting.

Adjournment

The meeting was adjourned at 6:02PM.

Eucalyptus Grove Homeowners Annual Membership Meeting

January 8, 2015

Minutes

(Subject to Membership's approval)

The meeting was held at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:01 pm.

Other Board Members present:

Joe Mora, Cathy Leyva, Jaime Escobedo, Howard Lange.

Also in attendance:

James Nguyen from Bartlein & Co., Inc.

Roll Call

83 units were represented at the meeting by proxy or by attendance.

A quorum was not achieved (90 proxies/attendees required).

The Association Members present elected to proceed with this unofficial meeting. The adjourned meeting is scheduled for Thursday, Feb. 5, 2015, at 6:00 pm, to be held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, at which time the Board, with its proxies, will ratify any actions taken at this evening's meeting.

Proof of Notice

All owners of record were sent a Notice of Meeting on 11/19/14.

Prior Meeting Minutes

The members present unanimously approved the minutes from last year's Annual Meeting and waived reading the Minutes.

Officer's Reports

The **Treasurer's Report for 2014** was read, with the following year-end totals:

Total Revenue	\$820,553.29
Operating Expenses	403,852.46
Res. Expenditures	16,720.00
Savings Accts. Total	1,643,990.52

As of 12/31/14, the Association Reserve is 92.9% fully funded.

The Treasurer's Report was unanimously accepted as presented.

Board President, Craig Nicholson, noted some of the major projects completed in recent years: new roofs, bldgs. Repainted, new pool fence, foundation work, asphalt, drip conversion, landscaping renovation, healthy reserves. Possible upcoming work in the future: asphalt replacement and front gate entry system/kiosk.

Landscape projects such as conversion to drip irrigation were reported by Joe Mora.

Election of Board

The 2-year term of two Board Members Cathy Leyva & Joe Mora expired at this meeting.

Two Association Members were **nominated** to serve two-year terms on the Board: Cathy Leyva and Joe Mora.

It was moved and seconded to close the nominations, waive the secret ballot requirement of the California Civil Code, and unanimously elect the slate (Cathy Leyva and Joe Mora). Motion unanimously **approved** by Owners in attendance.

Old Business

No issues were addressed.

New Business

The members present unanimously approved the “**Excess Funds Resolution**” and **ratified** the Board's actions taken in 2014.

The membership officially thanked the Board Members (“**Board Action Confirmation**”) for their dedication and hard work contributed to the Association throughout 2014.

Topics of Discussion included:

- Schedule of drip conversion.
- Gate Kiosk.
- Fitness hours.

Adjournment

The unofficial **2015 Annual Meeting** was adjourned at 6:45 pm. A short Board meeting followed immediately.

Eucalyptus Grove Homeowners Association

Adjourned Meeting

February 5, 2015 (6PM)

Minutes

(Subject to Board of Director's approval)

The meeting was held at the Meeting Room in Bldg 7610.

Craig Nicholson called the meeting to order at around 6:02 pm.

Board Members present:

Craig Nicholson, Jaime Escobedo, Howard Lange, Cathy Leyva, Joe Mora.
James Nguyen from Bartlein & Company., Inc.

Proof of Notice:

All owners as of 1/14/15 were sent notice of meeting.

A total of 86 units represented in person or by proxy.

Joe moved & Jaime seconded to ratify the decisions made at the 1/8/15 annual meeting.
Unanimously approved.

The adjourned meeting was **adjourned** at around 6:03 pm to go into the regular board meeting.

Eucalyptus Grove Homeowners

Annual Membership Meeting

January 14, 2016 (6PM)

Goleta Valley Community Center Rm #6

Minutes

(Subject to Membership's approval)

The meeting was held at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:01 pm.

Other Board Members present:

Joe Mora, Cathy Leyva, Jaime Escobedo, Howard Lange.

Also in attendance: Bob Bartlein & James Nguyen from Bartlein & Co., Inc.

Roll Call

84 units were represented at the meeting by proxy or by attendance.

A quorum was not achieved (90 proxies/attendees required).

The Association Members present elected to proceed with this unofficial meeting.

The adjourned meeting is scheduled for Thursday, Feb. 11, 2016, at 6:00 pm, to be held in the Assn. Meeting Room, 7610 Hollister Ave., Goleta, CA, at which time the Board, with its proxies, will ratify any actions taken at this evening's meeting.

Proof of Notice

All owners of record were sent a Notice of Meeting on 11/23/15.

Prior Meeting Minutes

The members present unanimously approved the minutes from last year's Annual Meeting and waived reading the Minutes.

Officer's Reports

The Treasurer's Report for 2015 was read, with the following year-end totals:

Total Revenue	\$814,096.49
Operating Expenses	\$470,144.94
Res. Expenditures	\$16,975.97
Amount added to Reserve	\$343,951.55
Funds Available	\$1,970,966.10

As of 12/31/15, the Association Reserve is 96.9% fully funded.

The Treasurer's Report was unanimously accepted as presented.

Board President, Craig Nicholson, noted some of the major projects completed in recent years: Tree trimming, pool updates (sauna doors replaced), Insurance upgraded, and landscape drip conversion completed (30% water saving).

Possible upcoming work in the future: updating governing documents, asphalt replacement and front gate entry system/kiosk.

Landscape projects such as conversion to drip irrigation were reported by Joe Mora.

Election of Board

The 2-year term of three Board Members Craig Nicholson, Jaime Escobedo, and Howard Lange expired at this meeting.

Three Association Members were **nominated** to serve two-year terms on the Board: Craig Nicholson, Jaime Escobedo, and Howard Lange

It was moved and seconded to close the nominations, waive the secret ballot requirement of the California Civil Code, and unanimously elect the slate (Craig Nicholson, Jaime Escobedo, Howard Lange). Motion unanimously approved by Owners in attendance.

Old Business

None carried over from last year.

New Business

The members present unanimously approved the **Excess Funds Resolution**, and thanked the Board and **ratified** the Board's actions taken in 2015.

Topics of Discussion included:

- Laundry Machines too big for laundry closets;
- Gate Kiosk/Pedestrian doors.

Adjournment

The unofficial **2016 Annual Meeting** was adjourned at 6:35 pm.

Regular Board Meeting followed immediately.

A short Board meeting followed immediately.

Submitted by Matt Mora, Scribe.

Eucalyptus Grove Homeowners Annual Membership Meeting January 12, 2017 (6PM) Minutes

(Subject to Membership's approval)

The meeting was held at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA.

Craig Nicholson, Board President, called the meeting to order at 6:01 pm.

Other Board Members present:

Joe Mora, Cathy Leyva, Howard Lange.

Also in attendance: Robert Bartlein & James Nguyen from Bartlein & Co., Inc.

Roll Call

91 units were represented at the meeting by proxy or by attendance.

A quorum was achieved (90 proxies/attendees required).

Proof of Notice

All owners of record were sent a Notice of Meeting on 11/22/16.

Prior Meeting Minutes

Motion carried to dispense of the minutes and approve as prepared.

Officer's Reports

The Treasurer's Report for 2016 was read, with the following year-end totals:

Total Revenue	\$807,371.62
Operating Expenses	\$448,559.67
Res. Expenditures	\$52,781.56
Savings Accts.	\$2,271,996.49
Total Funds Available	\$2,276,996.49

As of 12/31/16, the Association Reserve is 94.4% fully funded.

The Treasurer's Report was unanimously accepted as presented.

Board President, Craig Nicholson, noted some of the major projects completed in recent years: Tree trimming, front gate system replaced. Possible upcoming work in the future: updating CCR, asphalt replacement and tenting of units for termites.

Landscape Report, Drought tolerant plants installed in complex. Grove awarded a Goleta Water District sustainability award. Tree pruning, sidewalk repairs, drain repairs and pest control are all ongoing projects.

Election of Board

The 2-year term of two Board Members Joe Mora and Cathy Leyva were up for re-election

Two Association Members were **nominated** to serve two-year terms on the Board: Joe Mora and Cathy Leyva

It was moved and seconded to close the nominations, waive the secret ballot requirement of the California Civil Code, and unanimously elect the slate of Joe Mora and Cathy Leyva. Motion unanimously **approved** by Owners in attendance.

Old Business

No issues were addressed.

New Business

The members present unanimously approved the “**Excess Funds Resolution**” and **ratified** the Board's actions taken in 2016.

The membership officially thanked the Board Members (“**Board Action Confirmation**”) for their dedication and hard work contributed to the Association throughout 2016.

Topics of Discussion included:

- New CC&Rs and issue of renting
- Gate Kiosk completed

Adjournment

The **Annual Meeting** was adjourned at 6:53 pm.

A short Board meeting followed immediately.

Submitted by Matt Mora, Scribe.

**Eucalyptus Grove Homeowners Association
Annual Membership Meeting
January 11, 2018 (6PM)
Minutes**

(Subject to Membership's approval)

The meeting was held at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA. Craig Nicholson, Board President, called the meeting to order at 6:01 pm.

Other Board Members present:

Joe Mora, Cathy Leyva, Howard Lange, Gia Ippolito

Also in attendance: Robert Bartlein & James Nguyen from Bartlein & Company, Inc.

Roll Call

93 units were represented at the meeting by proxy or by attendance. A quorum was achieved (90 proxies/attendees required).

Proof of Notice

All owners of record were sent a Notice of Meeting on 11/22/17.

Prior Meeting Minutes

Motion carried to dispense reading of last year's annual minutes and approve as prepared. Unanimous.

Officer's Reports

The Treasurer's Report for 2017 was read, with the following year-end totals:

Total Revenue: \$811,124.69

Operating Expenses: \$426,630.62

Res. Expenditures: \$390,628.58

Cash on Hand: \$2,270,861.98

As of 12/31/17, the Association Reserve is 98.5% fully funded.

The Treasurer's Report was unanimously accepted as presented.

Board President, Craig Nicholson, noted some of the major projects completed in recent years: repairing and replacing sidewalks and siding, building vents and chimney caps re-sealed, Asphalt replaced, new treadmill, new sauna and pool heaters installed, Landscape conversion to drip, Insurance rate reduced and coverage increased. Possible upcoming work in the future: Dry-rot repair, carport replacement, retiling pool house and Jacuzzi, fumigations, slurry seal asphalt, replace front gate drive motors.

Landscape Report, Drought tolerant plants installed in complex. Grove awarded a Goleta Water District sustainability award. Tree pruning, sidewalk repairs, drain repairs and pest control are all ongoing projects.

Election of Board

The 2-year term of three Board Members Craig Nicholson, Howard Lange and Gia Ippolito were up for re-election.

Three Association Members were **nominated** to serve two-year terms on the Board: Craig Nicholson, Howard Lange and Nancy Arkin.

It was moved and seconded to close the nominations, waive the secret ballot requirement of the California Civil Code, and unanimously elect the slate of Craig Nicholson, Howard Lange and Nancy Arkin. Motion unanimously **approved** by Owners in attendance.

Old Business

No issues were addressed.

New Business The members present unanimously approved the “**Excess Funds Resolution**”, thanked the Board for their work and **ratified** the Board's actions taken in 2017.

Topics of Discussion included:

- Fire concerns
- Evacuation plans
- Small parking spaces maybe marked compact

Adjournment: The Annual Meeting was adjourned at 6:40 pm.
A short Board meeting followed immediately.

Submitted by Matt Mora, Scribe.

Eucalyptus Grove Homeowners Annual Membership Meeting

January 10, 2019 (6PM)

Minutes

(Subject to Membership's approval)

The meeting was held at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta, CA. Craig Nicholson, Board President, called the meeting to order at 6:01 pm.

Other Board Members present:

Joe Mora, Cathy Leyva, Christine Hall and Howard Lange.

Also in attendance: Robert Bartlein & James Nguyen from Bartlein & Company, Inc.
About 7 or 8 owners in attendance.

Roll Call

103 units were represented at the meeting by proxy or by attendance. A quorum was achieved (90 proxies/attendees required).

Proof of Notice

All owners of record were sent a Notice of Meeting on 11/22/18.

Prior Meeting Minutes

Motion carried to dispense of the minutes and approve as prepared.

Officer's Reports

The Treasurer's Report for 2018 was read, with the following year-end totals:

Total Revenue	\$826,302.01
Operating Expenses	\$402,581.28
Res. Expenditures	\$137,083.94
Savings Accts.	\$2,557,498.77

As of 12/31/18, the Association Reserve is 105.7% fully funded.

The Treasurer's Report was unanimously accepted as presented.

Board President

Craig Nicholson, noted the association is in great financial situation, some buildings were identified with settling foundations, board in progress of strengthening foundations. Buildings are also being systematically fumigated and the front gate was upgraded.

Landscape Report,

Drought tolerant plants installed in complex. Drip irrigation conversion, tree work and trimming on going, Issue with transients in parking lot being addressed.

Election of Board

The 2-year term of two Board Members Joe Mora and Cathy Leyva were up for re-election and member at large Christine Hall also up for re-election

Two Association Members were nominated to serve two-year terms on the Board: Joe Mora and Christine Hall. Diana Gutierrez was nominated to serve one-year term.

It was moved and seconded to close the nominations, waive the secret ballot requirement of the California Civil Code, and unanimously elect the slate of Joe Mora, Christine Hall and Diana Gutierrez. Motion unanimously approved by Owners in attendance.

Old Business

None.

New Business

- The members present unanimously approved the “**Excess Funds Resolution**” and **ratified** the Board's actions taken in 2018.
- The membership officially thanked the Board Members (“**Board Action Confirmation**”) for their dedication and hard work contributed to the Association throughout 2018.
- Can we use cell phones to open gate? Yes.
- Craig motioned to thank Cathy Leyva for her work as a board member. Howard seconded. Unanimous.
- Encourage homeowners to tell board about any maintenance issues.

Adjournment The **Annual Meeting** was adjourned at 6:32 pm.
A short Board meeting followed immediately.

Submitted by Matt Mora, Scribe.

Eucalyptus Grove Homeowners Annual Membership Meeting Minutes

January 9, 2020 (6PM)

(Subject to Membership's approval)

The annual meeting was held at the Goleta Valley Community Center, 5679 Hollister Ave., Goleta Craig Nicholson, Board President, called the meeting to order at 6:01 pm.

Other Board Members present:

Joe Mora, Colin Smith and Howard Lange.

Christine Hall was absent.

Also in attendance: Robert Bartlein & James Nguyen from Bartlein & Co., Inc.

Roll Call

88 units were represented at the meeting by proxy or by attendance. A quorum was not achieved (90 proxies/attendees required).

Proof of Notice

All owners of record were sent a Notice of Meeting on 11/22/19.

Prior Annual Meeting Minutes

Motion carried to dispense of the minutes (1/10/19) and approve as prepared.

Officer's Reports

The Treasurer's Report for 2019 was read, with the following year-end totals:

Total Revenue	\$838,967.28
Operating Expenses	\$449,697.88
Res. Expenditures	\$281,585.34
Cash on Hand	\$2,665,182.83
Total Assets	\$2,671,712.34

As of 12/31/19, the Association Reserve is 98.6% fully funded.

The Treasurer's Report was unanimously accepted as presented.

Board President, Craig Nicholson, noted the association is in great financial situation, some buildings were identified with settling foundations, board in progress of strengthening foundations. Continuing efforts to convert irrigation to drip and re-landscape to be more drought tolerant and save water. About half the buildings have been power washed and dry rot issues being addressed. Approved a remodel of the gym. Reworking the governing documents is in progress still.

Election of Board

The 2-year term of two Board Members Craig Nicholson and Howard Lange were up for re-election . Member at large Colin Smith also up for re-election

Three Association Members were **nominated** to serve two-year terms on the Board: Craig Nicholson, Howard Lange, and Colin Smith

It was moved and seconded to close the nominations, waive the secret ballot requirement of the California Civil Code, and unanimously elect the slate of Craig Nicholson, Howard Lange, and Colin Smith. Motion unanimously **approved** by Owners in attendance.

Old Business

None carried over from last year.

New Business The members present unanimously approved the “**Excess Funds Resolution**”.

The membership officially thanked the Board Members (“**Board Action Confirmation**”) for their dedication and hard work contributed to the Association throughout 2019 and ratified their decisions made on behalf of the Association.

Other topics of discussion included: New CC&Rs and issue of renting; Landscape updates.

Adjournment The **Annual Meeting** was adjourned at 6:32 pm.

A short Board meeting followed immediately.

Submitted by Matt Mora, Scribe.

Eucalyptus Grove Homeowners Annual Membership Meeting January 14, 2021 (6PM) Via Zoom Minutes

(Subject to Membership's approval)

The meeting was held via Zoom.com, Craig Nicholson, Board President, called the meeting to order at 6:01 pm.

Other Board Members present:

Joe Mora, Christine Hall, Colin Colin Smith and Howard Lange.
Also in attendance: James Nguyen from Bartlein & Co., Inc.

Roll Call

97 units were represented at the meeting by proxy or by attendance. A quorum was achieved (90 proxies/attendees required).

Proof of Notice

All owners of record were sent a Notice of Meeting on 11/30/20.

Prior Annual Meeting Minutes

Motion carried to dispense of the minutes and approve as prepared.

Officer's Reports

The Treasurer's Report for 2020 was read, with the following year-end totals:

Total Revenue \$836,404.77

Operating Expenses \$451,240.34

Res. Expenditures \$874,045.35

Savings Accts. \$2,180,439.82

As of 12/31/20, the Association Reserve is 91.3% fully funded.

The Treasurer's Report was unanimously accepted as presented.

Board President, Craig Nicholson, noted the association will see an increase in monthly dues because of an increase of price of services and materials from vendors, as well as due to the unexpected cost or repairs and paint from dry rot damage. Craig also noted there has not been an increase in dues for the last 6 years and in fact was lowered recently. Craig also noted that the carport facias were replaced, the pool bathrooms were

retiled, a Gutter Guard was added to keep leaf litter out of gutters to all buildings, a gym remodel was initiated that will essentially double the size of the gym, our landscape renovation is ongoing and so far has lowered our water usage by 40%, finally owners passed an amendment to the CC&Rs allowing a 50% +1 vote to pass changes to CC&Rs instead of the previous 75% supermajority needed.

Election of Board

The 2-year term of two Board Members Joe Mora and Christine Hall were up for re-election.

Only 2 Association Members were **nominated** to serve each for a two-year terms on the Board: Joe Mora and Christine Hall.

It was moved and seconded to close the nominations, waive the secret balloting requirement of the California Civil Code, and unanimously elect the slate of Joe Mora and Christine Hall. Motion unanimously **approved** by Owners in attendance.

Old Business

None.

New Business

The members present unanimously approved the “**Excess Funds Resolution**” and **ratified** the Board's actions taken in 2020.

The membership officially thanked the Board Members (“**Board Action Confirmation**”) for their dedication and hard work contributed to the Association and ratified their decisions made throughout 2020. Landscape updates.

Adjournment

The **Annual Meeting** was adjourned at 6:23 pm.

A Board meeting followed immediately.

Submitted by Matt Mora, Scribe.

Eucalyptus Grove Homeowners Annual Membership Meeting

January 13, 2022 (6PM)

Minutes

(Subject to Membership's approval)

The meeting was held at Good Space (Goleta), Colin Smith, Board President, called the meeting to order at 6:02 pm.

Other Board Members present:

Joe Mora, Christine Hall, Craig Nicholson and Howard Lange.

Also in attendance: Bob Bartlein & James Nguyen from Bartlein & Co., Inc.

Roll Call

108 units were represented at the meeting by proxy or by attendance. A quorum was achieved (90 proxies/attendees required).

Proof of Notice

All owners of record were sent a Notice of Meeting on 11/9/21.

Prior Meeting Minutes from Annual Meeting of 2021

Motion carried to dispense of the minutes and approve as prepared.

Officer's Reports

The Treasurer's Report for 2021 was read, with the following year-end totals:

Total Revenue	\$851,444.02
Operating Expenses	\$442,407.60
Res. Expenditures	\$242,570.29
Total Funds Available	\$2,346,905.95

As of 12/31/21, the Association Reserve is 85.8% fully funded.

The Treasurer's Report was unanimously accepted as presented.

Board President, Colin Smith noted a lot of siding work has been done, re landscaping is still in progress but nearing completion, Sidewalk repairs and tree work are still on going. Board has been working on rewriting the Bylaws & CC&Rs and has made some real progress. The Gym is currently undergoing a remodel and the fence along Hollister repair is next on the list of repairs.

Election of Board

The 2-year term of three Board Members Colin Smith, Craig Nicholson and Howard Lange were up for re-election.

Four Association Members were **nominated** to serve two-year terms on the Board:

Colin Smith, Craig Nicholson, Tamara Simmons and Owen Roth

It was moved and seconded to close the nominations. Unanimously approved.

Since there are more candidates than board openings, the election will be delayed and

secret ballots will be mailed to owners to vote. An inspector of elections will be appointed who is not related in any way to the Board or candidates to count the ballots when the time comes. Ballots are planned to be counted at the March meeting subject to enough ballots received. Otherwise, Board will extend voting deadline.

Old Business

None

New Business The members present unanimously approved the “**Excess Funds Resolution**”.

The membership officially thanked the Board Members (“**Board Action Confirmation**”) for their dedication and hard work contributed to the Association throughout 2021 and also approved their decisions made on behalf of the Association this past year.

Topics of Discussion included: Fence Repair and Gym Status

Adjournment The **Annual Meeting** was adjourned at 6:24 pm.

A short Board meeting followed immediately.

Submitted by Matt Mora, Scribe.